



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	February 22, 2019	<b>Case/File No.:</b>	Crown Castle Jamacha Major Wireless Telecommunication Facility Use Modification PDS2018-MUP-98-039W1; PDS2018-ER-90-19-036A
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	12110 Cuyamaca College Drive
<b>Agenda Item:</b>	# 1	<b>General Plan:</b>	Public /Semi-Public Facilities
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Holding Area (S90)
<b>Applicant/Owner:</b>	Grossmont-Cuyamaca Community College District	<b>Community:</b>	Valle De Oro Community Plan Area
<b>Environmental:</b>	CEQA § 15303 Exemption	<b>APNs:</b>	506-020-31

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## A. EXECUTIVE SUMMARY

### 1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed Major Use Permit (MUP) Modification to add and replace an existing wireless telecommunication facility, determine if the required findings can be made, and if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2018-MUP-98-039W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

### 2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Valle De Oro Community Plan?

- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the proposed project consistent with the County's Wireless Ordinance?
- e. Does the project comply with CEQA?

## B. DEVELOPMENT PROPOSAL

### 1. Project Description

The applicant requests a MUP Modification to remove the existing monopole, and construct, operate, and maintain a mono-eucalyptus tree wireless telecommunication facility project for AT&T Mobility. The proposed modification will bring the facility to conformance with the Wireless Ordinance under the amortization schedule, Section 6991 of the Zoning Ordinance. The project site is located on the Cuyamaca Community College campus in Valle de Oro.

The proposed wireless telecommunication facility will be a 54-foot, 1-inch tall faux mono-eucalyptus tree wireless telecommunication facility for AT&T Mobility on the Cuyamaca Community College campus. The antennas, Remote Radio Units (RRU), and surge suppressors will be mounted at a maximum height of 52-foot, 1-inch on the proposed faux mono-eucalyptus tree as shown in Figure 1. The facility also includes installing and replacing necessary components and accessory equipment. The footprint of the current lease area will not be expanding and the location of the proposed faux tree will remain the same. The site is equipped with an existing battery back-up unit, which will be replaced and an equipment enclosure that will remain. The proposed MUP Modification includes a request for an exception to the maximum height requirement of 35-feet to allow the proposed mono-eucalyptus faux tree project. No grading or trenching is required for this project. Access is provided by Jamacha Road connecting to Cuyamaca College Drive.



Figure 1: View of existing site (left) and proposed facility (right) looking north on the property, approximately 1,200 feet away from Campo Road.





Figure 2: View of existing site (left) and proposed facility (right) looking west on the property.

## 2. Subject Property and Surrounding Land Uses

The subject property is approximately 47.82 acres in size and is located at 12110 Cuyamaca College Road in the Valle De Oro Community Plan Area (see Figure 4). The site is currently developed with multiple classroom buildings and offices for the Cuyamaca Community College. The tree would be located at the northwest corner of the parcel as shown in Figure 3. The parcel directly adjacent to the proposed facility on the north is also part of the Cuyamaca College and consists of multiple classroom buildings and offices. The other neighboring parcels consist of light industrial, commercial, and some residential uses near Jamacha Road. The proposed facility is 42 feet from the nearest property line and approximately 1,700 feet from the nearest residential parcels (as shown in Figure 4).

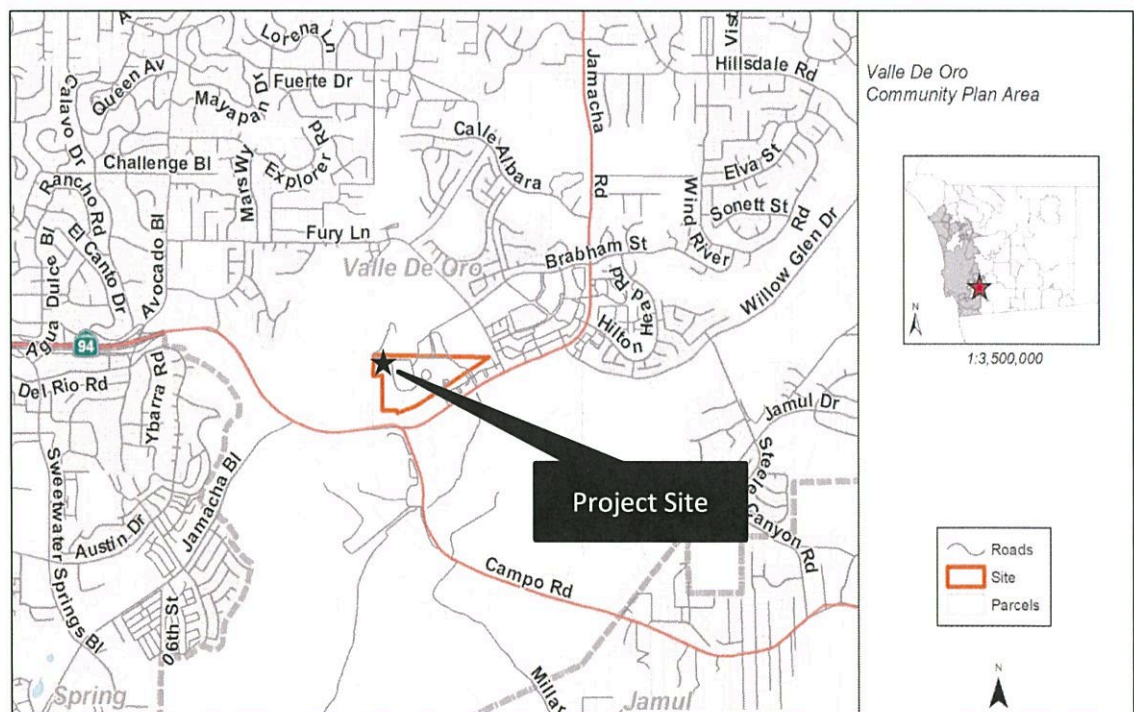


Figure 3: Vicinity Map



Table B-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities, Specific Plan Area	(S90) (RU)	Fury Lane	Commercial, School, Industrial, Residential, Undeveloped Land
East	Specific Plan Area	(C36)	Fury Lane	Commercial, Industrial
South	Specific Plan Area, Public/Semi-Public Facilities,	(RU) (C36) (C37)	Jamacha Road	Residential, Commercial
West	Limited Impact Industrial, Public/Semi-Public Facilities	(M52) (S90)	Jamacha Road	Commercial, Industrial



Figure 4: Aerial photograph showing the location of the proposed facility (red star). Existing residences are circled in blue.



## C. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, Valle De Oro Community Plan, the Zoning Ordinance, and CEQA Guidelines. The following items were reviewed during the project processing and are detailed below: Site planning analysis, community compatibility/visual, and alternative site analysis (ASA).

### 1. **Analysis**

The wireless telecommunication facility is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 and 6991 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP. The previously approved facility was not designed as a faux facility, and therefore, is required to be amortized per the Wireless Ordinance, pursuant to Section 6991 of the Zoning Ordinance. Facilities that are defined as "high visibility" and located in a Residential or Rural zone, are subject to amortization, which requires that the site be brought into conformance with the Wireless Ordinance under an amortization schedule. The proposed faux mono-eucalyptus tree project will match the character of the surrounding neighborhood and will provide service coverage to the surrounding road network and residential community, therefore complying with the Wireless Ordinance.

#### Community Compatibility/Visual

The wireless telecommunication facility is located approximately one quarter of a mile north of Campo Road. The surrounding area consists of topography such as rolling hills and slopes surrounding the site project. The facility would be visible to the east and west bound motorists traveling along Campo Road, however, due to the distance from the road and mature vegetation, the facility would be screened from view. In addition, the proposed antennas would be camouflaged by the faux mono-eucalyptus tree design and would not be visible for those traveling along that road.

There are no residences within close proximity to the site; the closest residence to the project site is located approximately 1,700 feet to the southeast. Views of the proposed wireless telecommunication facility will be limited due to topography, existing school buildings, and mature trees. A height exception to the maximum height requirement of 35 feet for this proposed wireless telecommunication facility would not introduce a negative visual impact to the community because the proposed faux mono-eucalyptus tree project will appear as a common element as there are several existing trees of similar height and type present in the area.

#### Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide increased cellular service to the surrounding community, the school and students at the Cuyamaca Community College, and to provide broader coverage to motorists. The site is zoned Holding Area (S90), which is a non-preferred zone, and therefore requires an ASA. The applicant reviewed other potential sites within the area before deciding to pursue this location and submitted an ASA to demonstrate that coverage objectives could not be met in a preferred zone. In addition, constructing the facility in any of the preferred locations would not meet the coverage objectives since the location of the preferred zone is at a lower elevation than the proposed site.



The applicant explored the option of co-locating the facility within a preferred location, however the nearest preferred location, which consists of an existing mono-pole is designed for only a single carrier. The topography of that site also sits approximately 100 feet lower than the elevation of the existing site. The difference in height would impact the coverage for the site and would result in the need for additional facilities to fill gaps in coverage. Therefore, the ASA demonstrates that there are no known co-location opportunities as the area is highly underserved by wireless telecommunication facilities.

Due to the topography and distance from the desired coverage area, other existing structures and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate the coverage in the area without the existing wireless telecommunication facility and the area coverage with the continued use of the existing wireless telecommunication facility (Figure 5). The coverage in the area will continue to be the same because the proposed site is just changing the design. The GSA maps provided by the applicant demonstrates that the proposed location is to provide adequate service in the area. All GSA maps can be found in Attachment F.

#### Amortization

The proposed wireless telecommunication facility is located in a Holding Area (S90) zone and is defined as a "high-visibility" facility with a fair market value of more than \$500,000. It was amortized at the time of the initial MUP approval for a period of 10 years in accordance with Section 6691 of the Wireless Ordinance. The original MUP for this facility was not designed with a faux facility and therefore was subject to the amortization schedule to bring the facility to conformance with the Wireless Ordinance. As discussed in the previous section, the proposed wireless telecommunication facility is recommended because no "preferred site" or co-location opportunity was found within the coverage area.

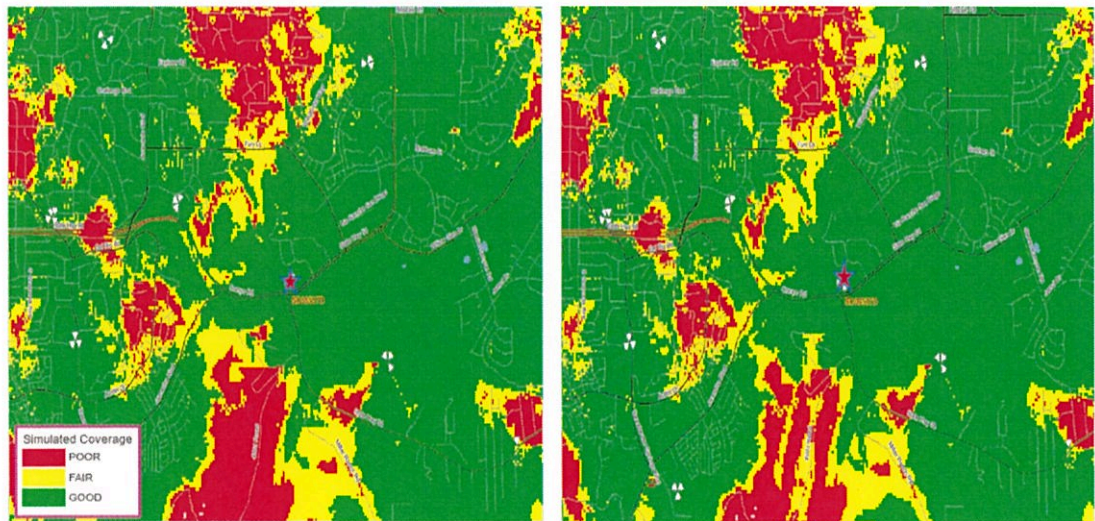


Figure 5: Existing AT&T coverage without proposed project (left) and AT&T coverage with the proposed project (right).



## 2. General Plan Consistency

The site is subject to the General Plan Public/Semi Public Facilities Land Use Designation. The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table C-1.

*Table C-1: General Plan Conformance*

General Plan Policy	Explanation of Project Conformance
<b>GOAL S-1 - Public Safety.</b> Enhanced public safety and the protection of public and private property.	The proposed project will allow for increased coverage throughout the area, which is essential in the event of an emergency.
<b>GOAL S-2 - Emergency Response.</b> Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The proposed wireless telecommunication facility will minimize telecommunication interruptions by improving coverage in the area.
<b>POLICY COS 4.1 - Water Conservation.</b> Require development to reduce the waste of potable water through the use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	The proposed project is a wireless telecommunication facility which will not require water for any purpose, including irrigation or domestic supply. Therefore, the project will comply with San Diego County's Water Conservation Ordinance, which includes water conservation requirements.
<b>POLICY COS 11.1 - Protection of Scenic Resources.</b> Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	The proposed facility has been designed to have the appearance of a faux mono-eucalyptus tree and is similar to other mature trees in the area. Furthermore, the surrounding area contains sloped terrain which will help buffer and screen the proposed wireless telecommunication facility from private view sheds throughout the area. Drivers using Campo Road would have limited views of the proposed wireless telecommunication facility, which would blend in with the existing landscaping and terrain. Therefore, the proposed wireless telecommunication facility will not adversely affect a scenic resource.
<b>POLICY COS 11.3 - Development Siting and Design.</b> Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.	The proposed project will be compatible with the existing community character because the proposed facility has been designed to have the appearance of a faux mono-eucalyptus tree and is similar to other mature trees in the area. The applicant pursued various alternative sites with the area; however, none could produce the same coverage as the proposed location. Sloping terrain surrounding the site will also help buffer and screen the proposed wireless facility and help blend the facility into the existing setting.



General Plan Policy	Explanation of Project Conformance
<p><b>POLICY LU 15.1 - Telecommunication Facilities Compatibility with Setting.</b> Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The proposed project will be compatible with community character because the proposed wireless telecommunication facility has been sited and designed to blend in with the existing environment and landscape, surrounding mature trees and other vegetation. As identified in the photo-simulations, the proposed wireless telecommunication facility will be designed as a faux mono-eucalyptus tree to blend in with the existing mature trees. In addition, the wireless telecommunication facility is located approximately 1,700 feet from existing residences and would not be visible. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.</p>
<p><b>POLICY LU 15.2 - Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistence with the Zoning Ordinance.</p>	<p>There are no co-location opportunities within the target coverage area. The nearest existing telecommunication facility is too low in height to meet the coverage objectives and are not structurally sound for additional equipment. In addition, the applicant has indicated capabilities for other carriers to co-locate on the proposed wireless telecommunication facility, if they wish to do so.</p>

### 3. Community Plan Consistency

The proposed project is consistent with the following relevant Valle De Oro Community Plan goals, Policies, and actions as described in Table D-2.

*Table D-2: Valle De Oro Community Plan Conformance*

Community Plan Policy	Explanation of Project Conformance
<p><b>Community Design Policy 9</b> - Require wireless communication facility designs to mimic the appearance of the surrounding area, to include the natural vegetation, coloration, existing architectural elements, topography, building materials and other site location characteristics.</p>	<p>The design of the project is a faux mono-eucalyptus tree, which complies with the guidelines of the Valle De Oro Community Plan as it is camouflaged as a faux mono-eucalyptus tree, which is permitted in the Zoning Ordinance regulations.</p>
<p><b>Community Design Policy 11-</b> Encourage co-location of wireless communications facilities in non-sensitive areas to the extent that such is technically and aesthetically possible.</p>	<p>The proposed wireless telecommunication facility will allow co-location opportunities on the proposed facility, thereby satisfying this policy.</p>



#### 4. Zoning Ordinance Consistency

##### a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Holding Area (S90) zone with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

*Table D-3: Zoning Ordinance Development Regulations*

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	S90	Yes, with issuance of MUP
Animal Regulation:	K	N/A
Density:	0.125	N/A
Lot Size:	8AC	Yes
Building Type:	C	N/A
Height:	G	Yes, with issuance of MUP
Lot Coverage:	-	N/A
Setback:	A	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The applicant is proposing a 54 foot, 1 inch- tall faux mono-eucalyptus tree which exceeds the height limit for the zone. The applicant has designed the wireless telecommunication facility so that it will not cause a hazard nor will it result in visual impacts due to the camouflage design. Pursuant to Section 4620(g) of the County Zoning Ordinance, the height of the wireless facility is permitted to exceed the maximum height requirements when a Major Use Permit granted an exemption to the height regulations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "A" setback requirements of a 100-foot front yard setback, 15-foot side yard setback, 35-foot exterior side yard setback, and a 50-foot rear yard setback.	The project meets all required setbacks requirement for Section 4810 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

##### b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the FCC's regulations concerning RF emissions. Therefore, County decision makers do not consider comments or

information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the applicant concerning such effects from RF emissions associated with the project. Information regarding potential health effects is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Therefore, staff does not require information from the applicant on potential health effects from EMR associated with the project. When previously inquiring about health effects from cellular providers, we have found that the amounts of EMR associated with these projects is low and could only cause possible health effects when persons are exposed for long periods of time and at very close distances to the facility. Generally, this information is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

*Table D-4: Wireless Ordinance Development Regulations*

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the Facility is screened by landscaping.	The existing fence and equipment shelter will remain within the site and no changes are proposed. The terrain and mature trees along the property lines will screen the equipment and wireless telecommunication facility from residential views and motorists.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunications Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	<i>The project meets all required setbacks requirement for Section 4810 of the Zoning Ordinance. However, it does not meet the required minimum setback of 50 feet of the Wireless Telecommunication Ordinance, Section 6985.C.4. The proposed wireless telecommunication facility would be located 42 feet east from the closest residential zoned property line. Staff determined that the proposed location that encroaches within the required setback would not cause a hazard or result in visual impacts due the camouflaged design. In addition, Section, 6985.C.4 of the Wireless Telecommunication Ordinance indicates that the required minimum setback for a telecommunication tower adjacent to a residential zoned property is 50-foot. No residential development is possible at the adjacent lot because the property is owned by the Otay Water District. The nearest residence to the project site is located approximately 1,700 feet to the southeast.</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback	The proposed antennas and equipment would be placed outside all required setbacks as specified in the Zoning Ordinance, Section 4810.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The existing equipment located within existing prefabricated equipment building will produce noise levels which will not exceed the 45 decibel (dBA) requirement at the property lines and thereby, comply with the County Noise Ordinance, Section 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

### 5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts the installation of small new equipment and facilities in small structures. It has been determined that the project is not in an environmentally sensitive location, will not have a cumulative effect on the environment, is not on a hazardous waste site, will not cause substantial change in the significance of a historical resource, and would not result in damage to a scenic highway.

### D. COMMUNITY PLANNING GROUP

On May 1, 2018, the Valle De Oro Community Planning Group (CPG) recommended approval of the project by a vote of 11-0-0-4-0 (Ayes- 11; Noes- 0; Abstain- 0; Absent- 4; Vacant- 0). The CPG Minutes are found in Attachment E, Public Documentation.

### E. PUBLIC INPUT

No phone calls or written comments were received as a result of the public notices sent at the time of project application.

### F. RECOMMENDATIONS

Staff recommends that the Planning Commission:

- a. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
- b. Grant MUP PDS2018-MUP-98-039W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

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**Report Prepared By:**

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**Report Approved By:**

Mark Wardlaw, Director

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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

**ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2018-MUP-90-039W1

Attachment C– Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

Attachment F– Photosimulations, Photos, Geographic Services Area Map, and Alternative Site Analysis

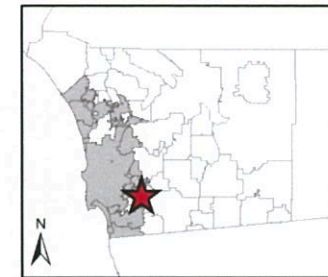
Attachment G – Ownership Disclosure



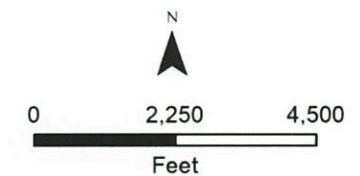
## **Attachment A – Planning Documentation**

PC Hearing  
PDS2018-MUP-98-039W1  
Vicinity Map

Valle De Oro  
Community Plan Area

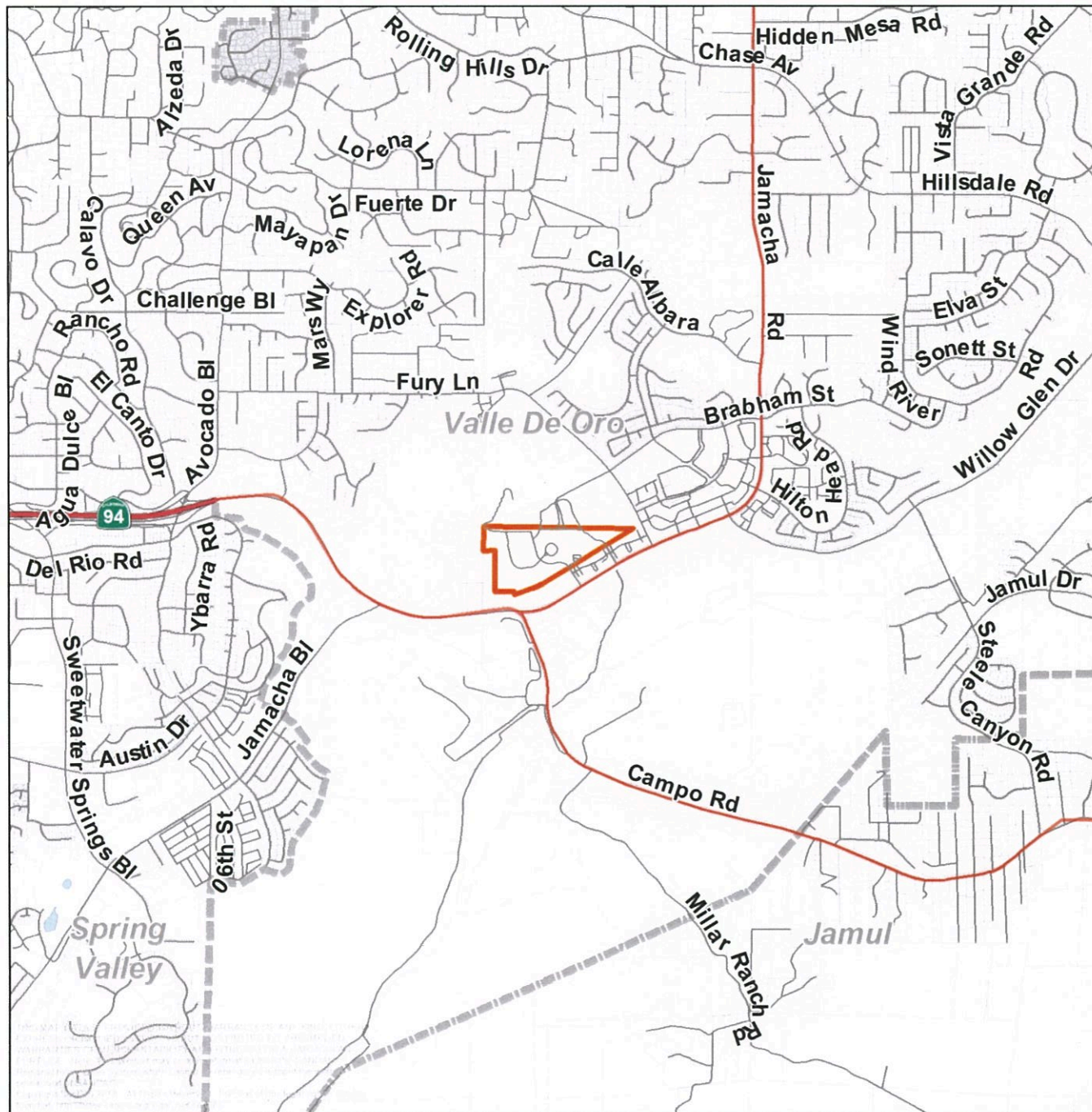


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CONSULTANTS, INC.

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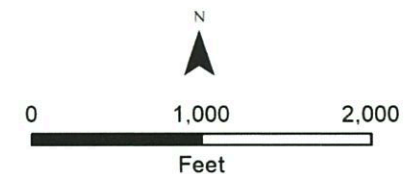
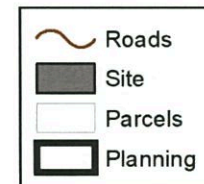




PC Hearing  
PDS2018-MUP-98-039W1  
General Plan

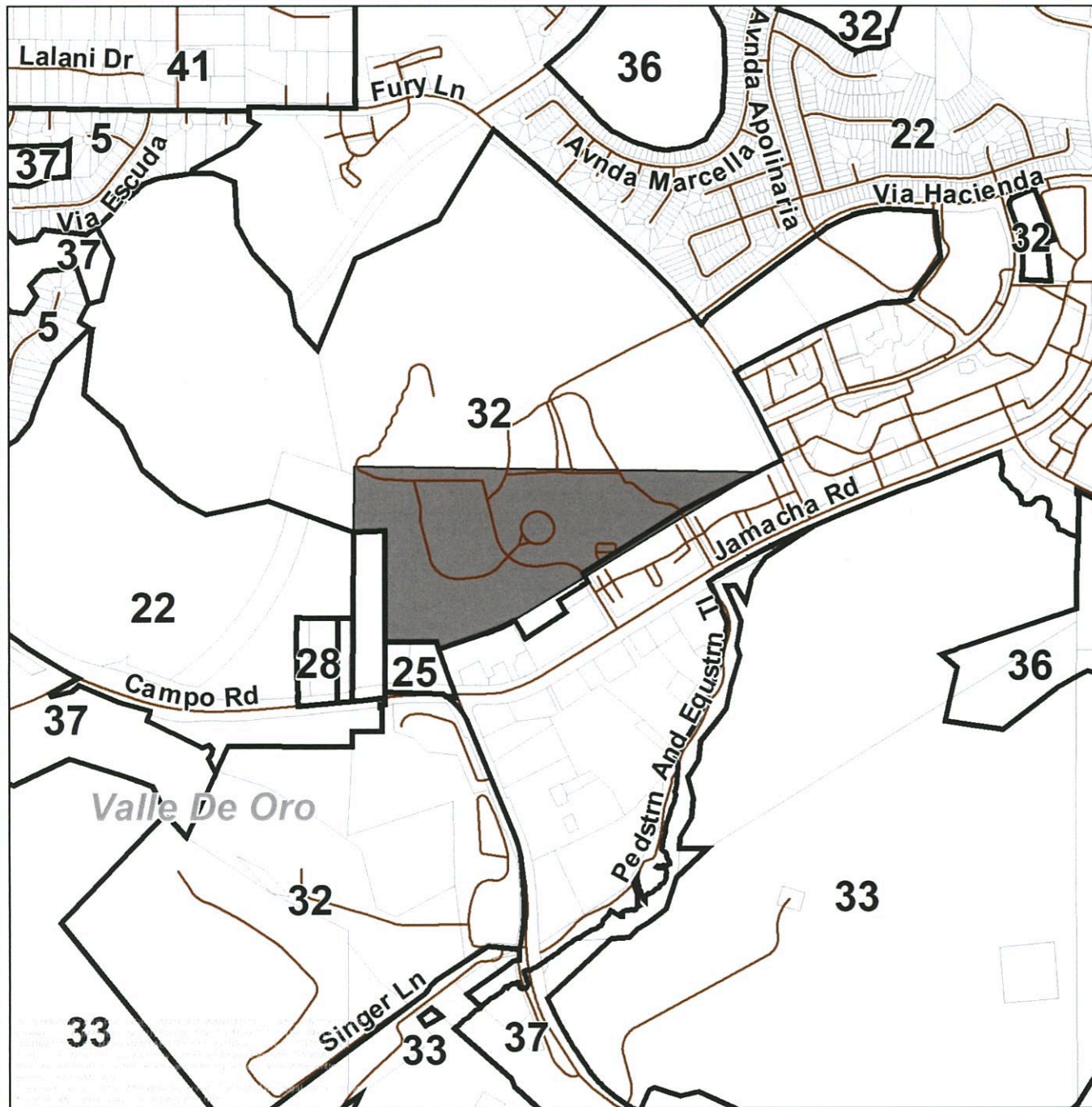
Valle De Oro  
Community Plan Area

- (2) Village Residential (VR-24)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (9) Semi-Rural Residential (SR-1)
- (22) Specific Plan Area
- (23) Office Professional
- (25) General Commercial
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (36) Open Space (Recreation)
- (37) Open Space (Conservation)
- (41) Semi-Rural Residential (SR-0.5)



**LUEGGIS**  
Landscape Urban Ecological Geographic Information Systems

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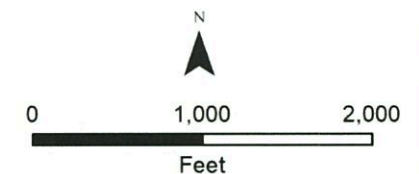
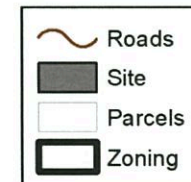




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PDS2018-MUP-98-039W1  
Zoning

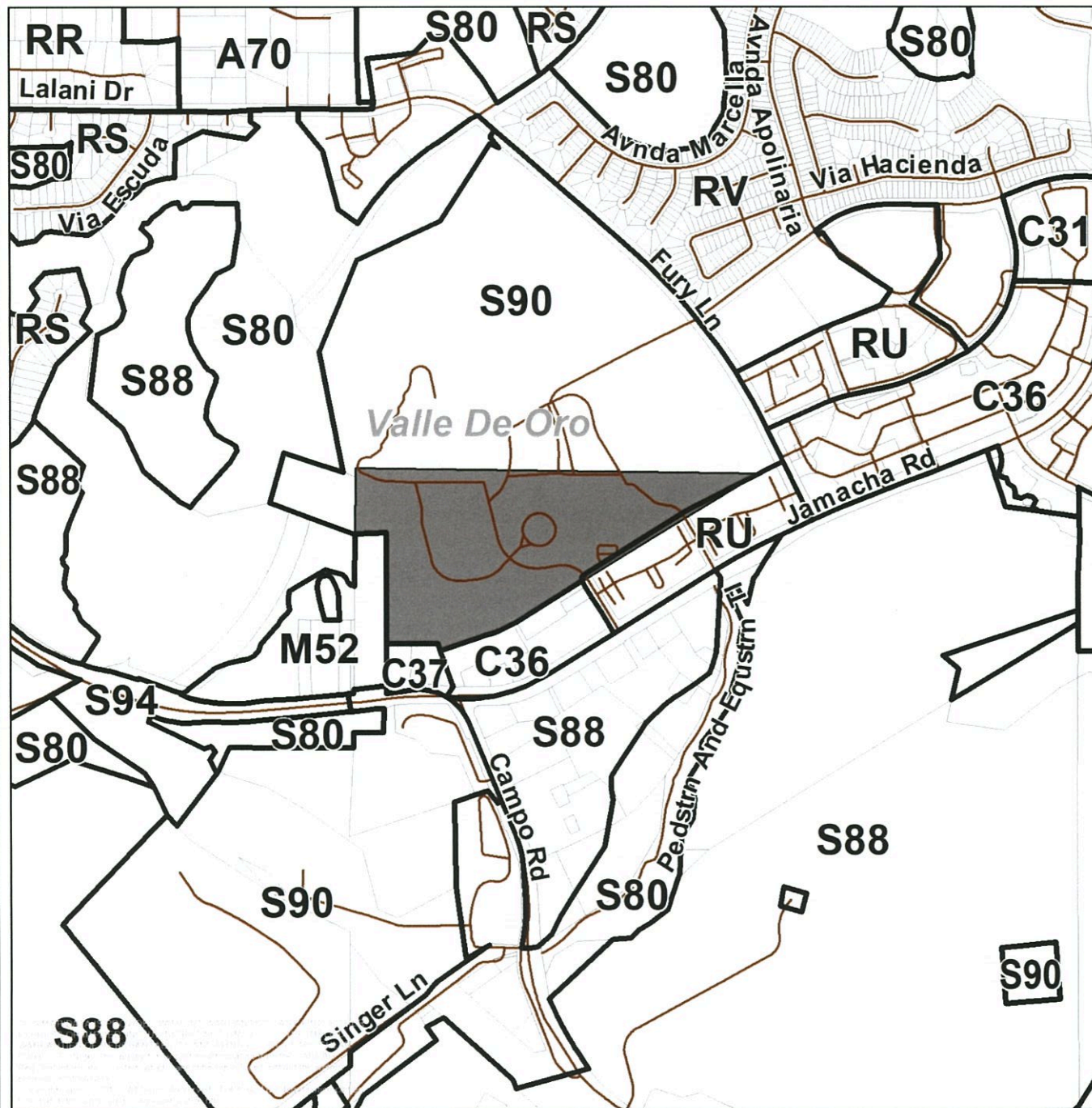
Valle De Oro  
Community Plan Area

- A70 - Limited Agricultural
- C31 - Residential-Office Professional
- C36 - General Commercial
- C37 - Heavy Commercial
- M52 - Limited Impact Industrial
- RR - Rural Residential
- RS - Single Family Residential
- RU - Urban Residential
- RV - Variable Family Residential
- S80 - Open Space
- S88 - Specific Planning Area
- S90 - Holding Area
- S94 - Transportation/Utility Corridor



**LUEGGIS**  
LUEGGIS & ASSOCIATES  
Landscape Architecture & Planning

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PC Hearing  
PDS2018-MUP-98-039W1

Valle De Oro Community Plan Area

~ Roads

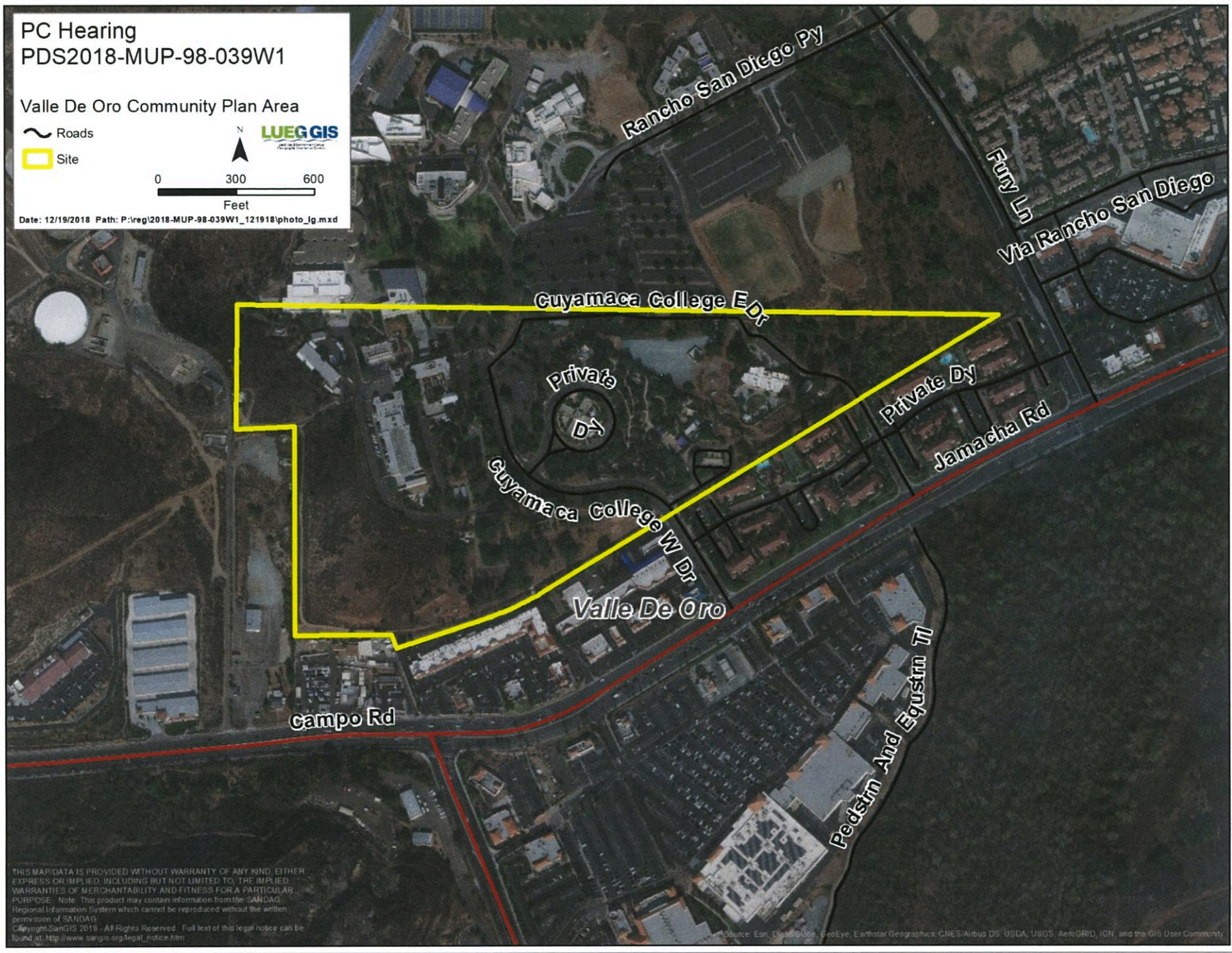
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Feet

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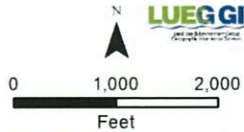


PC Hearing  
PDS2018-MUP-98-039W1

Valle De Oro Community Plan Area

~ Roads

Site



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PC Hearing  
PDS2018-MUP-98-039W1

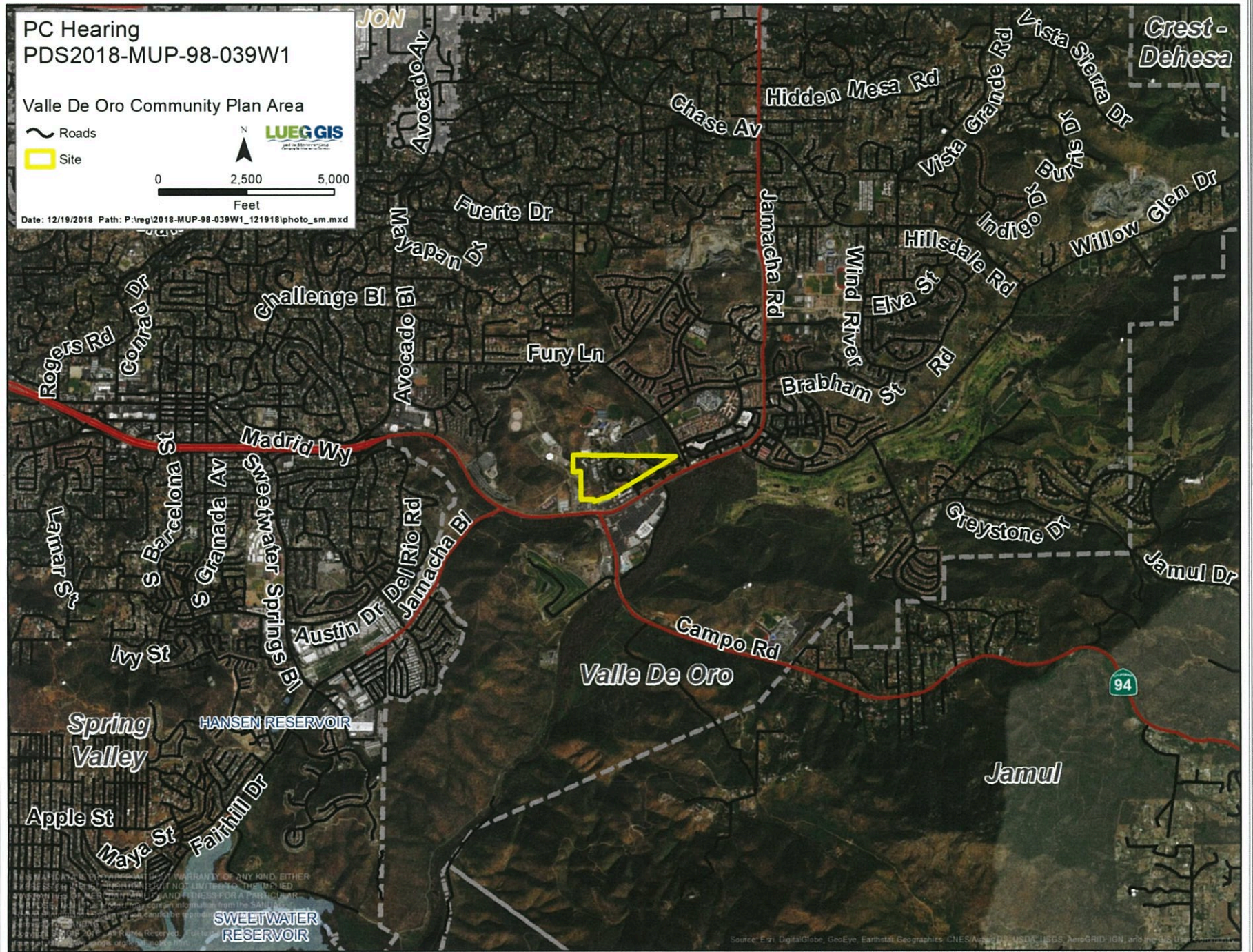
Valle De Oro Community Plan Area

~ Roads

Site



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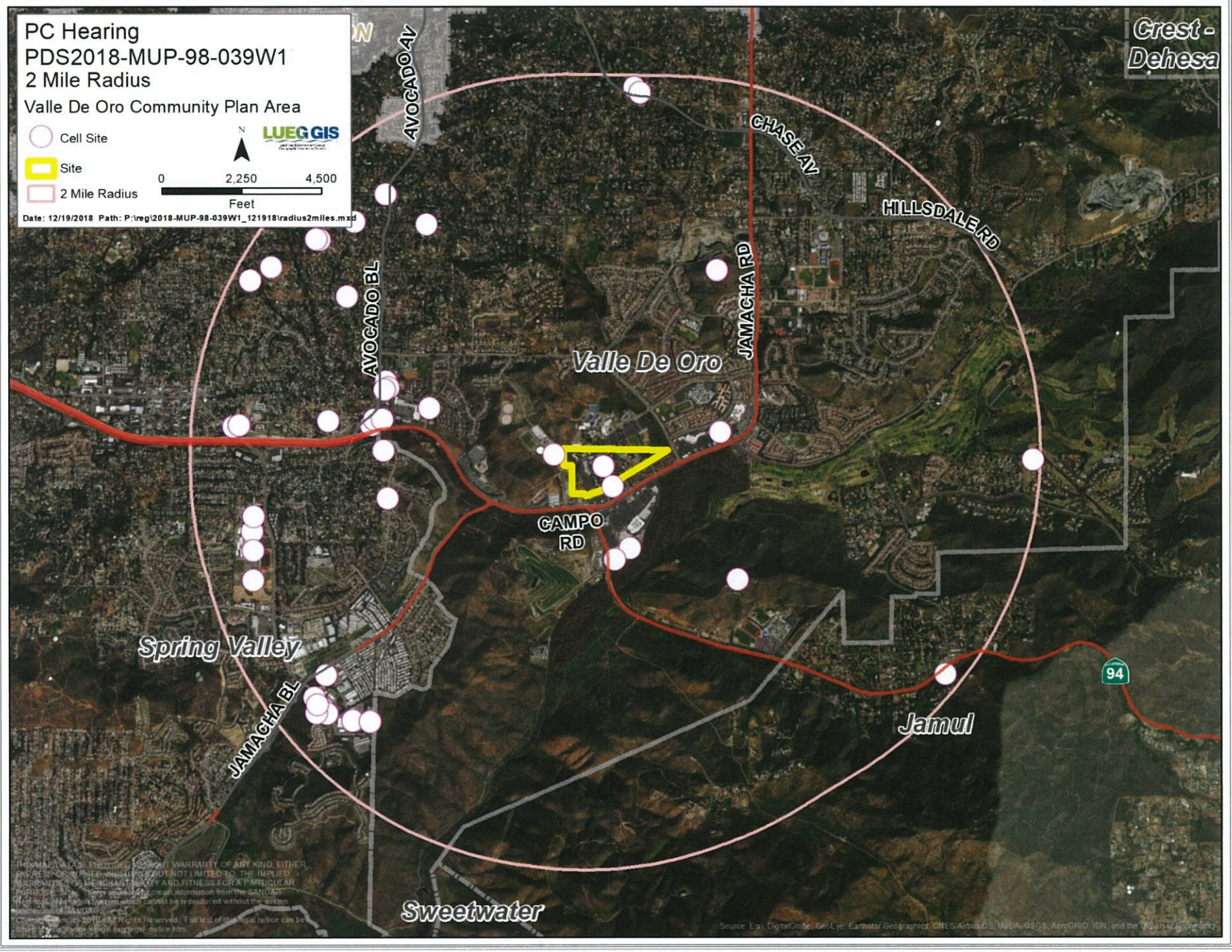


PC Hearing  
PDS2018-MUP-98-039W1  
2 Mile Radius

Valle De Oro Community Plan Area



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**SITE #: BU 815095**  
**SITE NAME: JAMACHA**  
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**DESIGN TYPE: EXISTING WIRELESS COMMUNICATION FACILITY**

**DISCLAIMER**

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PLAN PREPARED FOR



**PROJECT INFORMATION**

**JAMACHA**  
**BU 815095**  
12110 CUYAMACA COLLEGE DR  
EL CAJON, CA 92019  
SAN DIEGO

**CURRENT ISSUE DATE**

09/26/2018

**ISSUED FOR**

REVISED 100% ZONING

**REVISIONS**

REV	DATE	DESCRIPTION	BY
0	03/07/2018	90% ZONING	LD
1	03/26/2018	REVISED 90% ZONING	MD
2	03/28/2018	100% ZONING	CM
3	04/09/2018	PLOT PLAN	LD
4	07/02/2018	PLANNING COMMENTS	MD
5	09/26/2018	REVISED 100% ZONING	JB
6	10/30/2018	REVISED 100% ZONING	JB

**PLANS PREPARED BY**



**LICENSURE**

**SHEET TITLE**

TITLE SHEET

**SHEET NUMBER**

T-1

**PROJECT INFORMATION**

**ADDRESS**

12110 CUYAMACA COLLEGE DR  
EL CAJON, CA 92019

**PROPERTY OWNER**

GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT  
8800 GROSSMONT COLLEGE DRIVE  
EL CAJON, CA 92020

**JURISDICTION**

SAN DIEGO COUNTY

**LAND DESCRIPTION OF SUBJECT PARCEL**

ZONING: S-90  
A.P.N.: 506-020-31-00

CURRENT USE: UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY

**PROJECT OWNER**

CROWN CASTLE  
2055 S. STEARMAN DR  
CHANDLER, AZ 85286

**PROJECT DESCRIPTION**

THOMAS BROTHERS PAGE (1271 J/5)

**SCOPE OF WORK:**

- (3) EXISTING FRP SCREENS TO BE REMOVED
- CONVERT EXISTING MONOPOLE TO 54'-1" TALL FAUX EUCALYPTUS TREE

**SCOPE OF WORK (AT&T):**

- REMOVE (6) EXISTING PANEL ANTENNAS
- REMOVE (3) EXISTING RRUS IN ANTENNA LEVEL
- INSTALL (6) PROPOSED PANEL ANTENNAS
- INSTALL (9) PROPOSED RRUS IN ANTENNA LEVEL
- INSTALL (3) PROPOSED FILTERS (TMAS) IN ANTENNA LEVEL
- INSTALL (1) SURGE PROTECTOR IN ANTENNA LEVEL
- INSTALL (1) SURGE PROTECTOR IN EQUIPMENT SHELTER
- INSTALL (2) OMNI ANTENNAS
- INSTALL (1) FIBER CABLE TRUNK AND (2) DC POWER CABLE TRUNKS
- REPLACE (1) DUSA 1 W/ (1) BBU 5216 IN EXISTING RBS6601
- INSTALL (1) XMU 02 01 AND (1) BBU 5216 IN EXISTING RBS6601
- INSTALL (3) ARGUS RECTIFIERS IN EXISTING POWER PLANT
- INSTALL (2) EMERSON DC-DC CONVERTER W/ (6) CONVERTER MODULES

SCOPE OF WORK (T-MOBILE): NONE

**CONSULTING TEAM**

**ARCHITECT**

SAC WIRELESS  
NESTOR POPOWYCH, AIA  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
CONTACT: CHRISTINA MYRICK  
TELEPHONE: (619) 736-3530  
FAX: (619) 736-3530

**CROWN CASTLE PROJECT MANAGER**

CROWN CASTLE  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286  
CONTACT: JOEL TAUBMAN  
TELEPHONE: (480) 734-2414

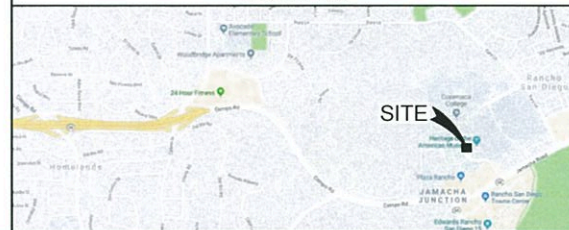
**PROJECT PLANNING & PERMITTING**

SAC WIRELESS  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
CONTACT: DAIL RICHARD  
TELEPHONE: (858) 200-6541

**INDEX OF DRAWINGS**

NUMBER	NAME OF SHEET	REV
T-1	TITLE SHEET	△
LS-1	PLOT PLAN	4
TOPO-1	TOPOGRAPHIC SURVEY	4
A-1	OVERALL SITE PLAN	△
A-2	ENLARGED SITE PLAN	△
A-2.1	PROPOSED & EXISTING ANTENNA LAYOUT (AT&T)	4
A-2.2	PROPOSED EQUIPMENT LAYOUT (AT&T)	4
A-2.3	EXISTING EQUIPMENT ANTENNA (T-MOBILE)	4
A-3	PROPOSED & EXISTING NORTH ELEVATION	4
A-4	PROPOSED & EXISTING EAST ELEVATION	4
A-5	PROPOSED & EXISTING SOUTH ELEVATION	4
A-6	PROPOSED & EXISTING WEST ELEVATION	4

**VICINITY MAP**



**CODE COMPLIANCE**

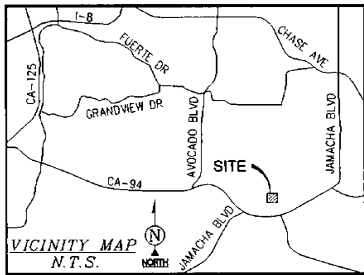
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- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE

**DRIVING DIRECTIONS**

DIRECTIONS TO: 12110 CUYAMACA COLLEGE DR FROM: SAN DIEGO AIRPORT

- HEAD NORTHWEST ON AIRPORT TERMINAL RD
- KEEP RIGHT TO STAY ON AIRPORT TERMINAL RD
- USE THE LEFT LANE TO TURN SLIGHTLY LEFT TO STAY ON AIRPORT TERMINAL RD
- TURN LEFT ONTO N HARBOR DR
- TURN LEFT ONTO W GRAPE ST
- TAKE THE INTERSTATE 5 S RAMP
- MERGE ONTO I-5 S
- TAKE EXIT 15B FOR CA-94 E
- KEEP RIGHT TO STAY ON CA-94 E. FOLLOW SIGNS FOR LA MESA/SPRING ST
- CONTINUE ONTO JAMACHA ROAD
- TURN LEFT ONTO CUYAMACA COLLEGE DR W
- DESTINATION WILL BE ON THE RIGHT





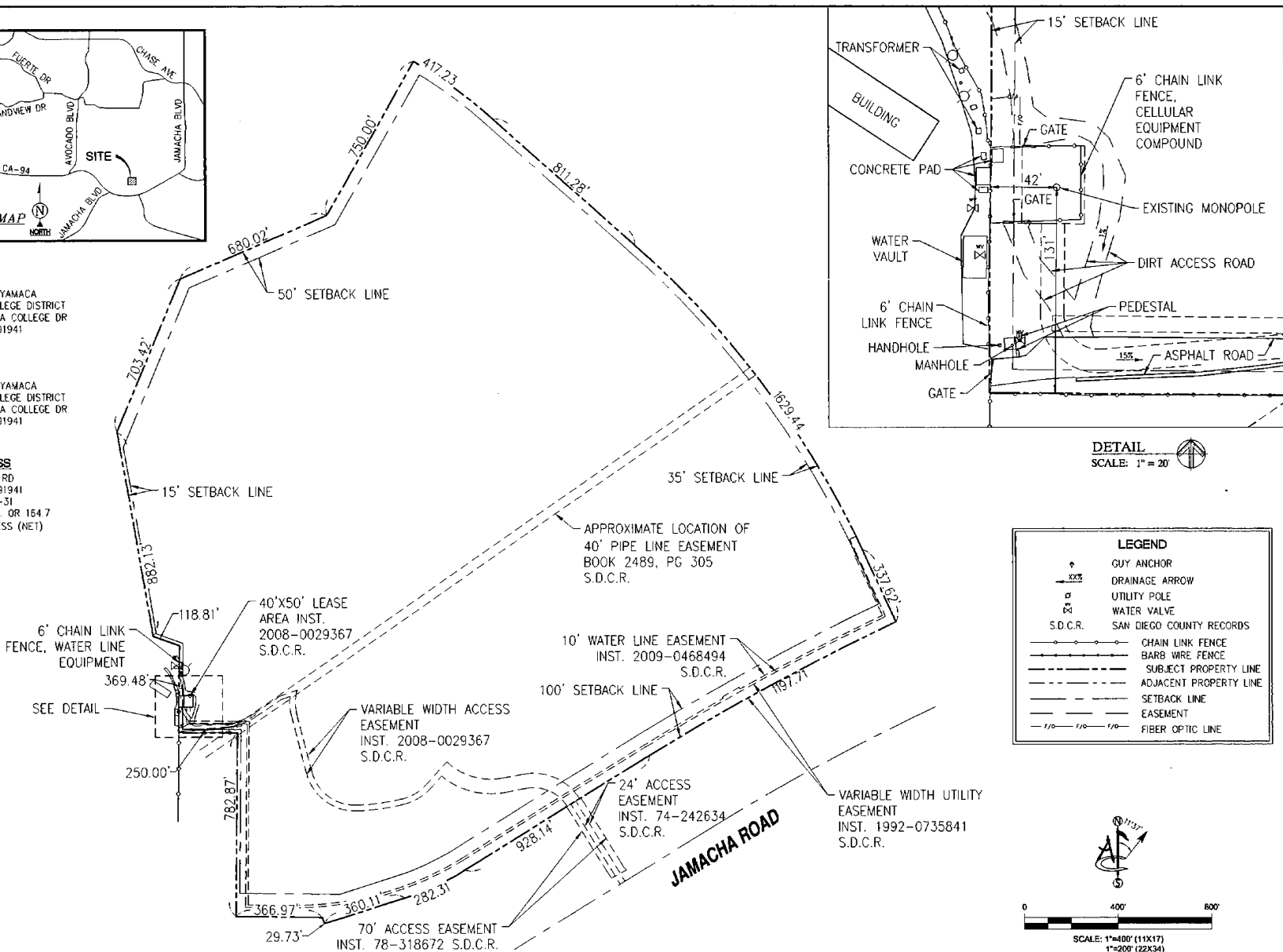
**OWNER**  
GROSSMONT-CUYAMACA  
COMMUNITY COLLEGE DISTRICT  
12110 CUYAMACA COLLEGE DR  
EL CAJON, CA 91941

**CONTACT**  
GROSSMONT-CUYAMACA  
COMMUNITY COLLEGE DISTRICT  
12110 CUYAMACA COLLEGE DR  
EL CAJON, CA 91941

**SITE ADDRESS**  
2950 JAMACHA RD  
EL CAJON, CA 91941  
APN: 506-020-31  
7175315 SQ. FT. OR 164.7  
ACRES MORE LESS (NET)

**SUMMARY  
EXISTING**  
N/A

**SUMMARY  
PROPOSED**  
N/A



**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET  
OF DRAWINGS IS PROPRIETARY &  
CONFIDENTIAL TO CROWN CASTLE.  
ANY USE OR DISCLOSURE OTHER THAN AS  
IT RELATES TO CROWN CASTLE IS  
STRICTLY PROHIBITED

**SITE NAME**  
JAMACHA

**B.U.N.**  
815095

**SITE ADDRESS**  
2950 JAMACHA ROAD  
EL CAJON, CA 91941  
SAN DIEGO COUNTY



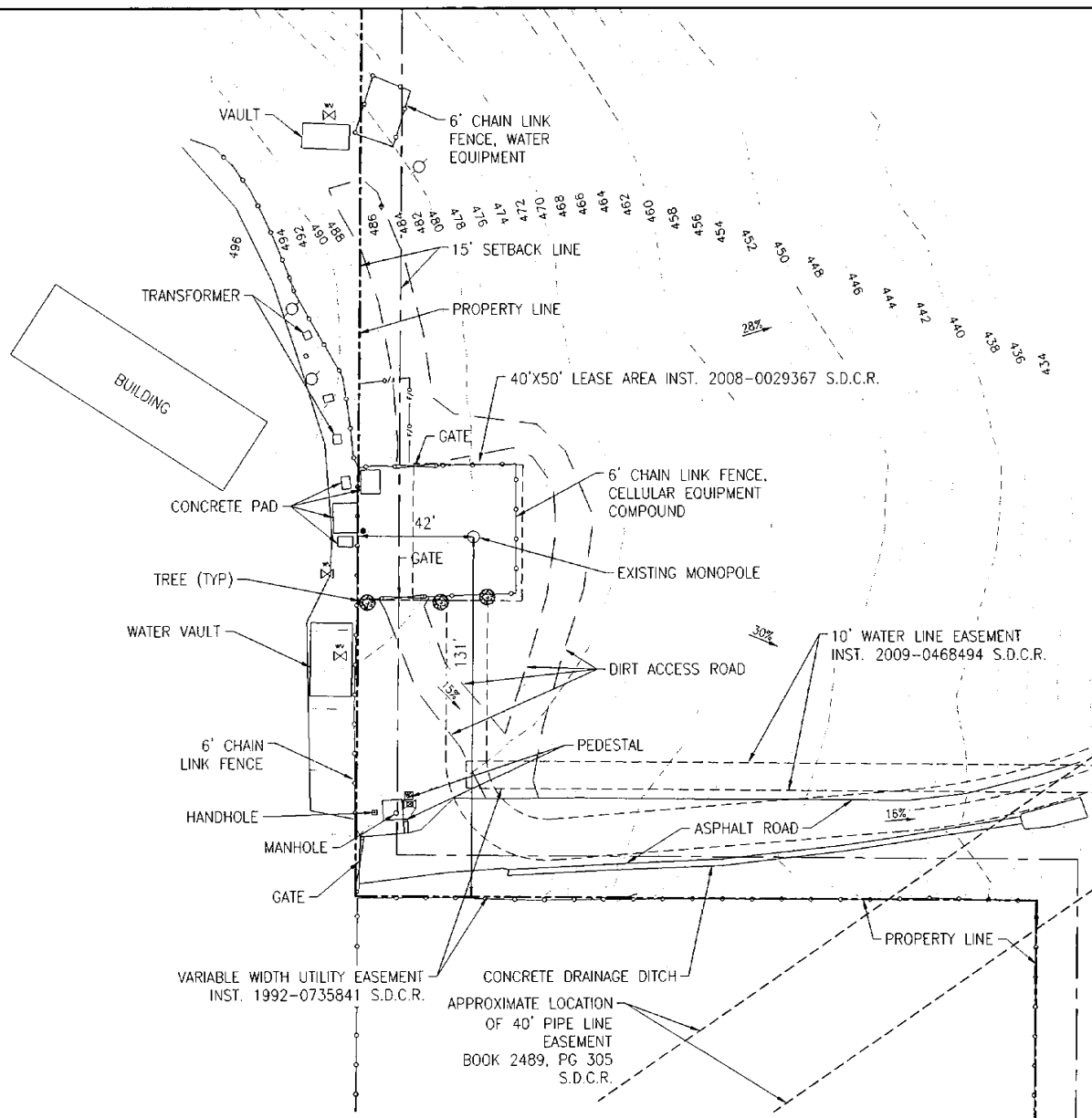
**ambit consulting**  
428 MAIN STREET SUITE 205  
HUNTINGTON BEACH, CALIFORNIA 92648  
PH (480) 559-4072

REV.	DATE	DESCRIPTION	BY
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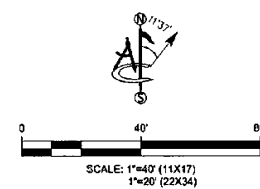
**SHEET TITLE**  
PLOT  
PLAN

**SHEET NO.**  
LS-1

1-22



LEGEND	
	GUY ANCHOR
	DRAINAGE ARROW
	UTILITY POLE
	WATER VALVE
	SAN DIEGO COUNTY RECORDS
	CHAIN LINK FENCE
	BARB WIRE FENCE
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EASEMENT
	FIBER OPTIC LINE



PROPRIETARY INFORMATION

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SITE NAME  
JAMACHA

B.U.N.  
815095

SITE ADDRESS  
2650 JAMACHA ROAD  
EL CAJON, CA 91941  
SAN DIEGO COUNTY

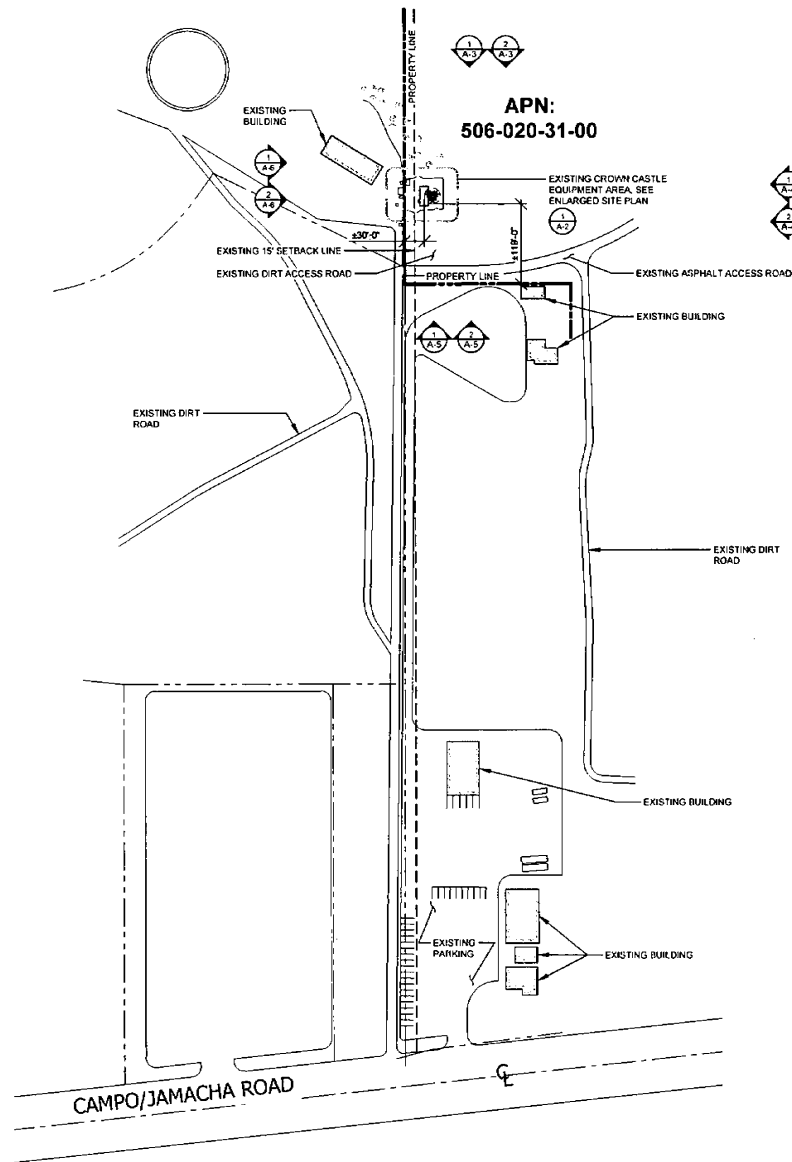


ambit consulting  
430 MAIN STREET, SUITE 205  
HUNTINGTON BEACH, CALIFORNIA 92648  
PH: (408) 659-4072

REV.	DATE	DESCRIPTION	BY
0	04/09/18	SUBMITTAL	CK

SHEET TITLE  
TOPOGRAPHIC  
SURVEY

SHEET NO.  
TOPO-1



NOTE:  
 • NO NEW GRADING OR NEW TRENCHING IS PROPOSED.  
 • EXISTING MONOPOLE FOUNDATION SHALL BE USED.  
 • NO EXISTING TREES SHALL BE REMOVED.  
 • TEMPORARY FENCING SHALL BE INSTALLED ALONG THE EXISTING DEVELOPED FOOTPRINT TO PREVENT INADVERTENT IMPACTS TO SENSITIVE HABITATS AND BIOLOGICAL RESOURCES. ALL ACTIVITY, INCLUDING ACCESS, MUST STAY WITHIN THE EXISTING FOOTPRINT.

PLAN PREPARED FOR			
 <b>CROWN CASTLE</b> 2055 S. STEARMAN DRIVE CHANDLER, AZ 85286			
PROJECT INFORMATION:			
<b>JAMACHA</b> <b>BU 815095</b> 12110 CUYAMACA COLLEGE DR EL CAJON, CA 92019 SAN DIEGO			
CURRENT ISSUE DATE			
09/26/2018			
ISSUED FOR			
REVISED 100% ZONING			
REVISIONS			
REV	DATE	DESCRIPTION	BY
0	03/07/2018	90% ZONING	LD
1	03/26/2018	REVISED 90% ZONING	MD
2	03/26/2018	100% ZONING	CM
3	04/05/2018	PLOT PLAN	CM
4	07/20/2018	PLANNING COMMENTS	MD
5	09/26/2018	REVISED 100% ZONING	JE
6	10/02/2018	REVISED 100% ZONING	JE
PLANS PREPARED BY:			
 <b>SWC WIRELESS</b> 5215 SHOREHAM PLACE, SUITE 150 SAN DIEGO, CA 92122 WWW.SWC.COM 619.736.3766			
LICENSURE			
SHEET TITLE			
OVERALL SITE PLAN			
SHEET NUMBER			
A-1			

OVERALL SITE PLAN

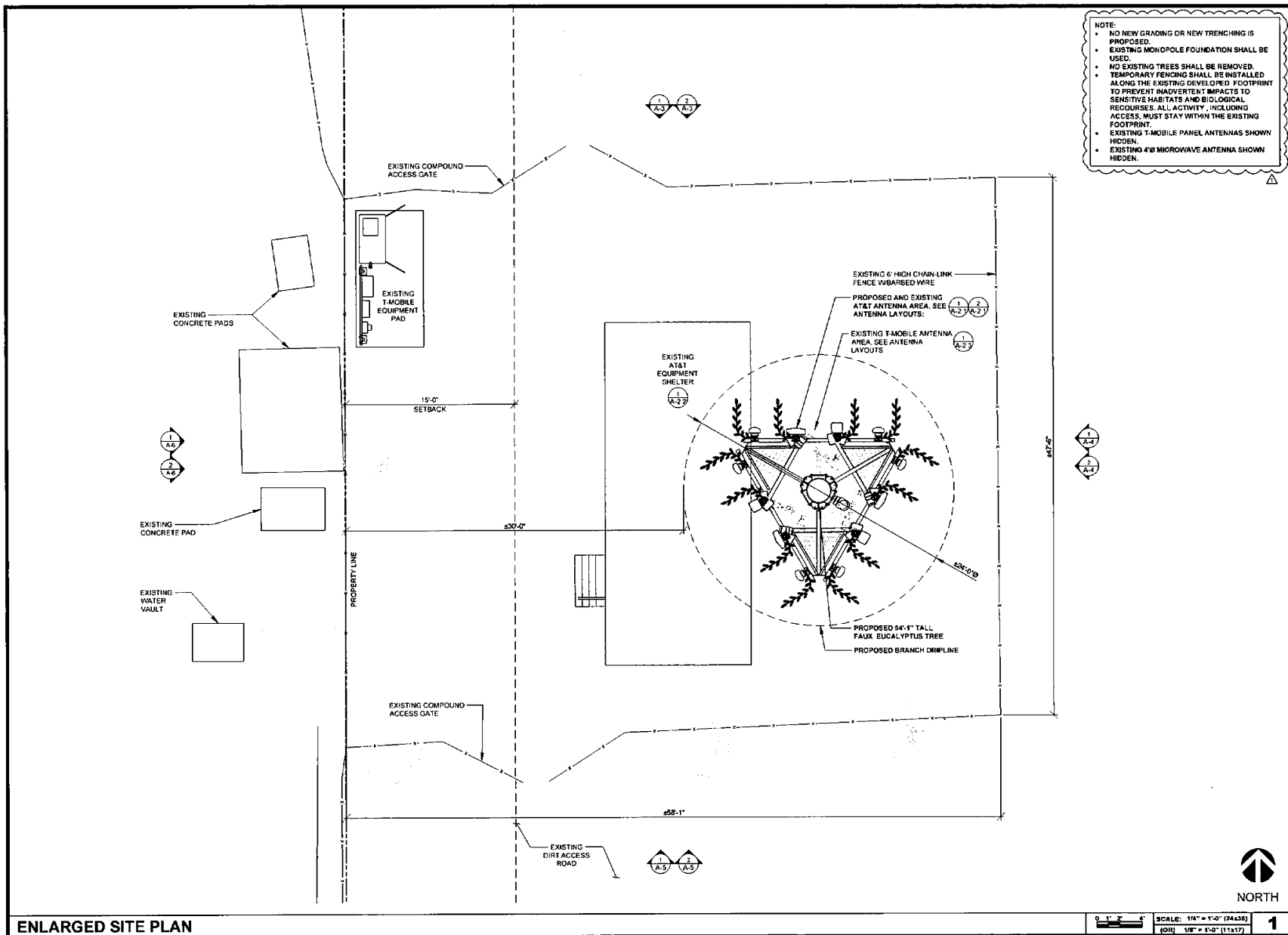
SCALE: 1" = 50'-0" (NAD83)  
 (OR) 1/2" = 50'-0" (NAD83)



1

1-24





PLAN PREPARED FOR

**CROWN CASTLE**  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286

PROJECT INFORMATION

**JAMACHA**  
BU 815095  
12110 CUYAMACA COLLEGE DR  
EL CAJON, CA 92019  
SAN DIEGO

CURRENT ISSUE DATE

09/26/2018

ISSUED FOR

REVISED 100% ZONING

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/27/2018	90% ZONING	LD
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2	07/19/2018	100% ZONING	CM
3	04/29/2018	PLOT PLAN	CM
4	07/02/2018	PLANNING COMMENTS	MD
5	09/28/2018	REVISED 100% ZONING	JE
6	10/29/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:

**WIRELESS**  
SOLUTIONS GROUP, INC.  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
949.489.0090  
619.730.3766

LICENSE:

SHEET TITLE

**ENLARGED SITE PLAN**

SHEET NUMBER

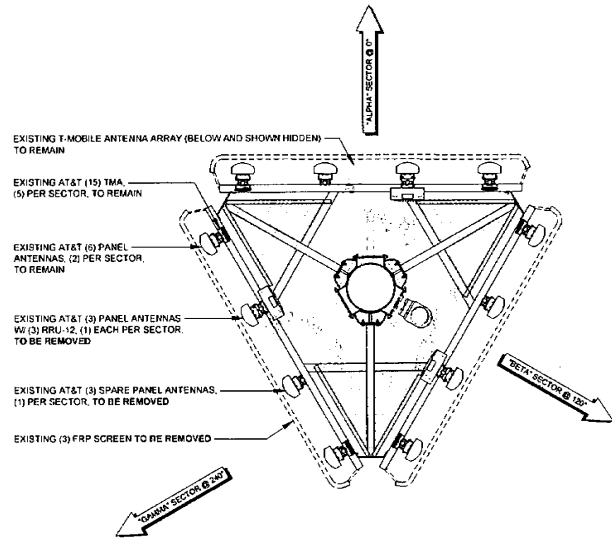
**A-2**

1 - 25

# EXISTING AT&T ANTENNA SCHEDULE

SECTORS	POSITION	TECHNOLOGY	ANTENNA			RRU MODEL / QTY	TMA / FILTER MODEL / QTY	TRANSMISSION LINES (SIZE / LENGTH FT / QTY)
			MAKE & MODEL	AZIMUTH	RAD CENTER			
A	1	GSM 850 / 1900	CSS XD04-65-R	0°	49'-11"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)
	2	LTE 700 / LTE 1900	KMW AMXCD146500TRET (R)	345°	49'-11"	*RRU-11 / RRU-12 (1) (R)	TTAV407BP111-001	FIBER
	3	SPARE	CSS XD04-65-R (R)	0°	49'-11"	-	-	7/8" COAX 470 (2)
	4	UMTS 850 / 1900	CSS XD04-65-R	0°	49'-11"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)
B	1	GSM 850 / 1900	CSS XD04-65-R	120°	49'-11"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)
	2	LTE 700 / LTE 1900	KMW AMXCD146500TRET (R)	100°	49'-11"	*RRU-11 / RRU-12 (1) (R)	TTAV407BP111-001	FIBER
	3	SPARE	CSS XD04-65-R (R)	120°	49'-11"	-	-	7/8" COAX 470 (2)
	4	UMTS 850 / 1900	CSS XD04-65-R	120°	49'-11"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)
C	1	GSM 850 / 1900	CSS XD04-65-R	240°	49'-11"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)
	2	LTE 700 / LTE 1900	KMW AMXCD146500TRET (R)	230°	49'-11"	*RRU-11 / RRU-12 (1) (R)	TTAV407BP111-001	FIBER
	3	SPARE	CSS XD04-65-R (R)	240°	49'-11"	-	-	7/8" COAX 470 (2)
	4	UMTS 850 / 1900	CSS XD04-65-R	240°	49'-11"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)

NOTE  
\*RRU IS LOCATED INSIDE EQUIPMENT SHELTER  
(R) - REMOVE



EXISTING ANTENNA LAYOUT (AT&T)

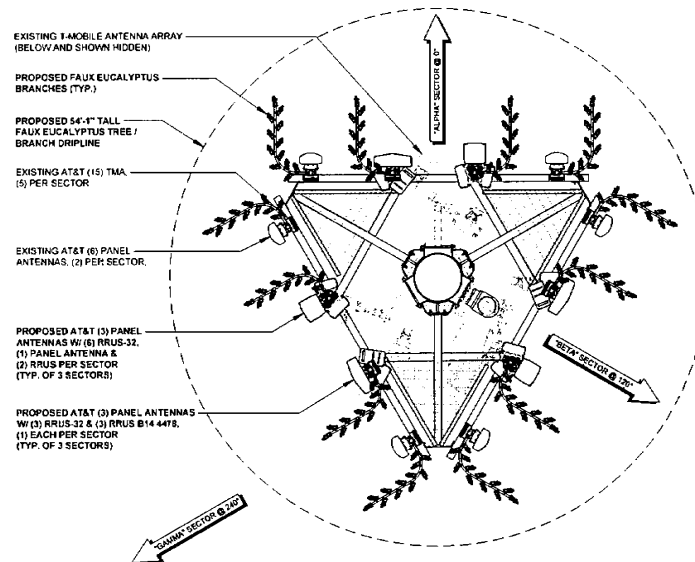
0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)  
(OR) 3/16" = 1'-0" (11x17)

2

# NEW AT&T ANTENNA SCHEDULE

SECTORS	POSITION	TECHNOLOGY	ANTENNA			RRU MODEL / QTY	TMA / FILTER MODEL / QTY	TRANSMISSION LINES (SIZE / LENGTH FT / QTY)
			MAKE & MODEL	AZIMUTH	RAD CENTER			
A	1	GSM 850 / 1900	CSS XD04-65-R	0°	49'-0"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)
	2	LTE 700 / LTE 1900 LTE AWS	QUINTEL QS48512-2	0°	49'-0"	*RRU-11 (1) / RRU-32 (2)	TTAV407BP111-001	FIBER
	3	LTE WCS / FIRSTNET	KATHREIN 80010964K	0°	49'-0"	RRU-32 (1) / RRU B14 4478 (1)	WCS-IMFQ-AMT-43 (1)	FIBER
	4	UMTS 850 / 1900	CSS XD04-65-R	0°	49'-0"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)
B	1	GSM 850 / 1900	CSS XD04-65-R	120°	49'-0"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)
	2	LTE 700 / LTE 1900 LTE AWS	QUINTEL QS48512-2	120°	49'-0"	*RRU-11 (1) / RRU-32 (2)	TTAV407BP111-001	FIBER
	3	LTE WCS / FIRSTNET	KATHREIN 80010964K	120°	49'-0"	RRU-32 (1) / RRU B14 4478 (1)	WCS-IMFQ-AMT-43 (1)	FIBER
	4	UMTS 850 / 1900	CSS XD04-65-R	120°	49'-0"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)
C	1	GSM 850 / 1900	CSS XD04-65-R	240°	49'-0"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)
	2	LTE 700 / LTE 1900 LTE AWS	QUINTEL QS48512-2	240°	49'-0"	*RRU-11 (1) / RRU-32 (2)	TTAV407BP111-001	FIBER
	3	LTE WCS / FIRSTNET	KATHREIN 80010964K	240°	49'-0"	RRU-32 (1) / RRU B14 4478 (1)	WCS-IMFQ-AMT-43 (1)	FIBER
	4	UMTS 850 / 1900	CSS XD04-65-R	240°	49'-0"	-	KRY 112 75/1 (2)	7/8" COAX 470 (2)

NOTE  
\*RRU IS LOCATED INSIDE EQUIPMENT SHELTER



NEW ANTENNA LAYOUT (AT&T)

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)  
(OR) 3/16" = 1'-0" (11x17)

1

PLAN PREPARED FOR:

**CROWN CASTLE**  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286

PROJECT INFORMATION:

JAMACHA  
BU 815095  
12110 CUYAMACA COLLEGE DR  
EL CAJON, CA 92019  
SAN DIEGO

CURRENT ISSUE DATE:

09/26/2018

ISSUED FOR:

REVISED 100% ZONING

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/07/2018	90% ZONING	LO
1	03/26/2018	REVISED 90% ZONING	MD
2	03/26/2018	100% ZONING	CM
3	04/05/2018	PLOT PLAN	CM
4	07/05/2018	PLANNING COMMENTS	MD
5	08/26/2018	REVISED 100% ZONING	JE
6	10/02/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:

**SDC WIRELESS**  
3015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
PHONE: 619.736.3766  
FAX: 619.736.3766

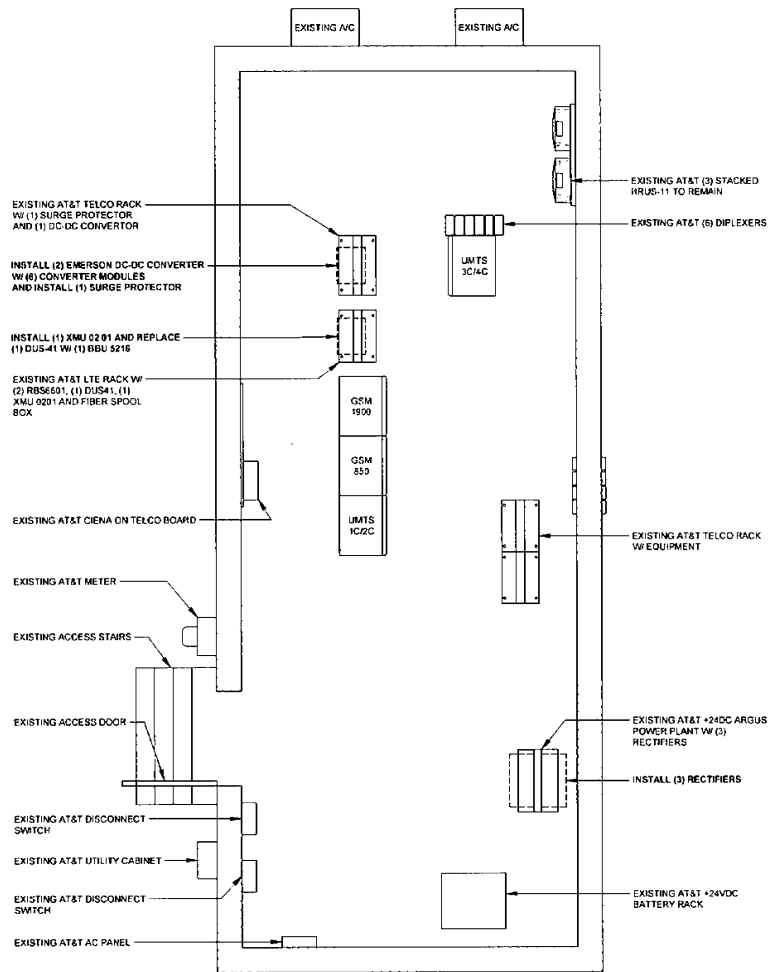
LICENSE:

SHEET TITLE:

PROPOSED & EXISTING  
ANTENNA LAYOUT (AT&T)

SHEET NUMBER:

A-2.1



PLAN PREPARED FOR  
  
 2055 S. STEARMAN DRIVE  
 CHANDLER, AZ 85286

PROJECT INFORMATION  
 JAMACHA  
 BU 815095  
 12110 CUYAMACA COLLEGE DR  
 EL CAJON, CA 92019  
 SAN DIEGO

CURRENT ISSUE DATE  
 09/26/2018

ISSUED FOR  
 REVISED 100% ZONING

REVISIONS
 

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1	03/26/2015	REVISED 80% ZONING	MD
2	03/28/2015	100% ZONING	CM
3	04/02/2015	PLOT PLAN	CM
4	07/22/2018	PLANNING COMMENTS	MD
5	09/26/2018	REVISED 100% ZONING	JE
6	10/09/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:  
  
 5015 SHOREHAM PLACE, SUITE 150  
 SAN DIEGO, CA 92122  
 WWW.SDCWIRELESS.COM  
 619.736.3766

LICENSE:

SHEET TITLE  
 PROPOSED EQUIPMENT  
 LAYOUT (AT&T)

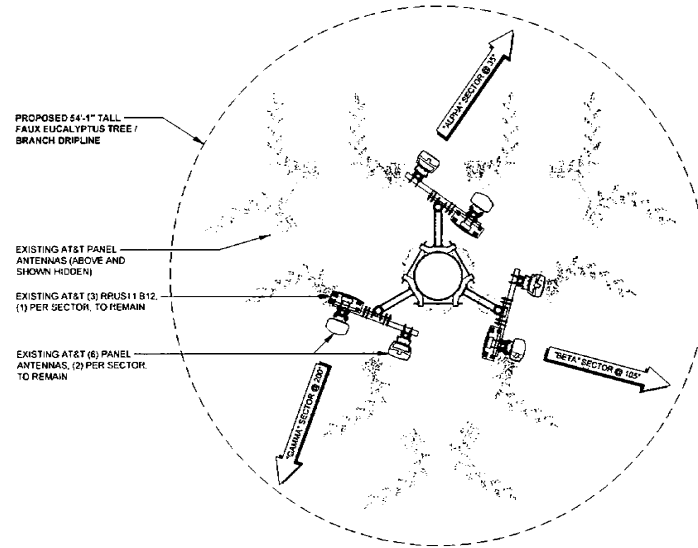
SHEET NUMBER  
 A-2.2

PROPOSED EQUIPMENT LAYOUT (AT&T)



# EXISTING T-MOBILE ANTENNA SCHEDULE

SECTORS	POSITION	TECHNOLOGY	ANTENNA			RRU MODEL / QTY	TRANSMISSION LINES
			MAKE & MODEL	AZIMUTH	RAD CENTER		
A	1	L2100, U1900, L1900	ERICSSON AIR32 B2A/B66AA (QUAD)	35°	30'-0"	-	62 HCS
	2	L700	RFS APXVF24-C-A20 (DUAL)	35°	30'-0"	RRUS11 B12 (1)	-
	3	-	-	-	-	-	-
	4	-	-	-	-	-	-
B	1	L2100, U1900, L1900	ERICSSON AIR32 B2A/B66AA (QUAD)	105°	30'-0"	-	62 HCS
	2	L700	RFS APXVF24-C-A20 (DUAL)	105°	30'-0"	RRUS11 B12 (1)	-
	3	-	-	-	-	-	-
	4	-	-	-	-	-	-
C	1	L2100, U1900, L1900	ERICSSON AIR32 B2A/B66AA (QUAD)	200°	30'-0"	-	62 HCS
	2	L700	RFS APXVF24-C-A20 (DUAL)	200°	30'-0"	RRUS11 B12 (1)	-
	3	-	-	-	-	-	-
	4	-	-	-	-	-	-



PLAN PREPARED FOR

**CROWN CASTLE**  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286

PROJECT INFORMATION

JAMACHA  
BU 815095  
12110 CUYAMACA COLLEGE DR  
EL CAJON, CA 92019  
SAN DIEGO

CURRENT ISSUE DATE

09/26/2018

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REVISED 100% ZONING

REVISIONS

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0	03/07/2015	90% ZONING	LD
1	03/25/2015	REVISED 98% ZONING	MD
2	03/25/2015	100% ZONING	CM
3	04/09/2015	PLOT PLAN	CM
4	07/03/2018	PLANNING COMMENTS	MD
5	08/28/2018	REVISED 100% ZONING	JE
6	10/02/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY

**SDC WIRELESS**  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
WWW.SDCW.COM  
619.730.3766

LICENSEE:

SHEET TITLE

EXISTING ANTENNA LAYOUT (T-MOBILE)

SHEET NUMBER

**A-2.3**

1 - 28

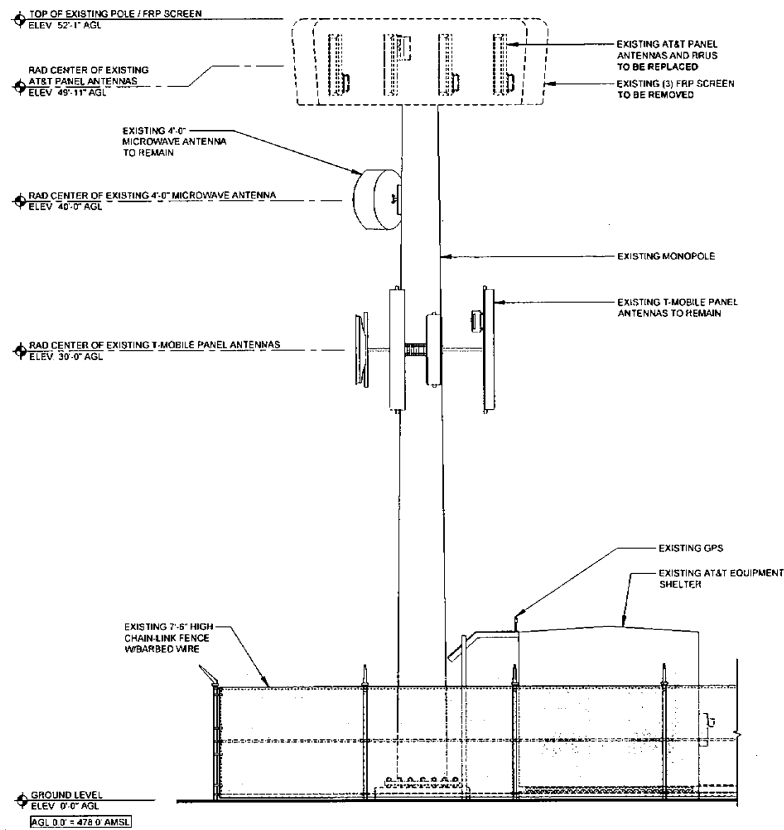
NOT USED

2

EXISTING ANTENNA LAYOUT (T-MOBILE)

SCALE: 3/8" = 1'-0" (24x36)  
(OR) 3/16" = 1'-0" (11x17)

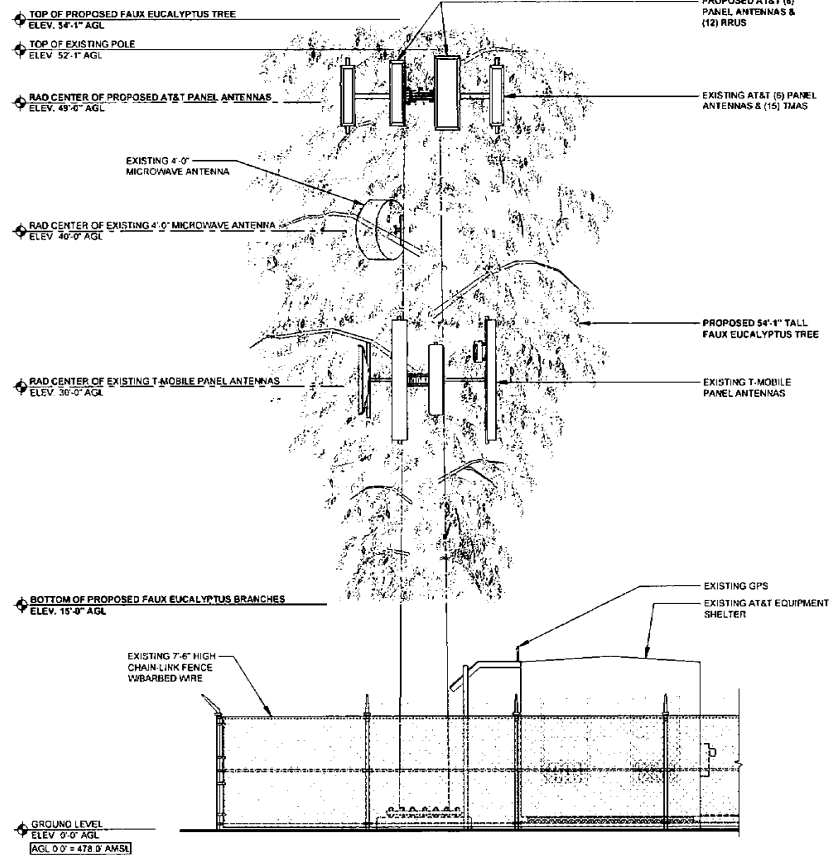
1



EXISTING NORTH ELEVATION

0 1' 2' SCALE: 1/4" = 1'-0" (24x36)  
(GRAPH) 1/8" = 1'-0" (11x17)

2



PROPOSED NORTH ELEVATION

0 1' 2' SCALE: 1/4" = 1'-0" (24x36)  
(GRAPH) 1/8" = 1'-0" (11x17)

1

- NOTES:
- EXISTING POLE TO BE PAINTED TO MATCH EUCALYPTUS BARK COLORS
  - REFERENCE DISCLAIMER ON T-1

PLANS PREPARED FOR:

**CROWN CASTLE**  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286

PROJECT INFORMATION:

JAMACHA  
BU 815085

12110 CUYAMACA COLLEGE DR  
EL CAJON, CA 92019  
SAN DIEGO

CURRENT ISSUE DATE:

09/26/2018

ISSUED FOR:

REVISED 100% ZONING

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/27/2018	90% ZONING	LD
1	03/26/2018	REVISED 90% ZONING	MD
2	03/26/2018	100% ZONING	CM
3	04/05/2018	PLOT PLAN	CM
4	07/26/2018	PLANNING COMMENTS	MD
5	09/26/2018	REVISED 100% ZONING	JE
6	10/26/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:

**WIRELESS**  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
WWW.WIRELESS.COM  
619.735.3700

LICENSE

SHEET TITLE

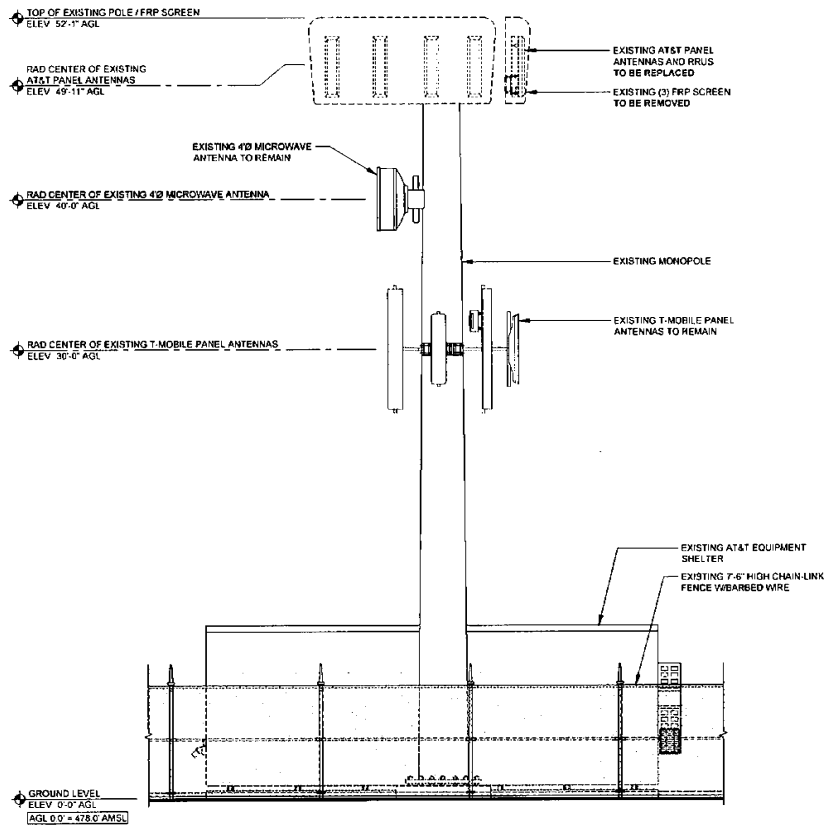
EXISTING & PROPOSED  
NORTH ELEVATION

SHEET NUMBER

A-3

1 - 29



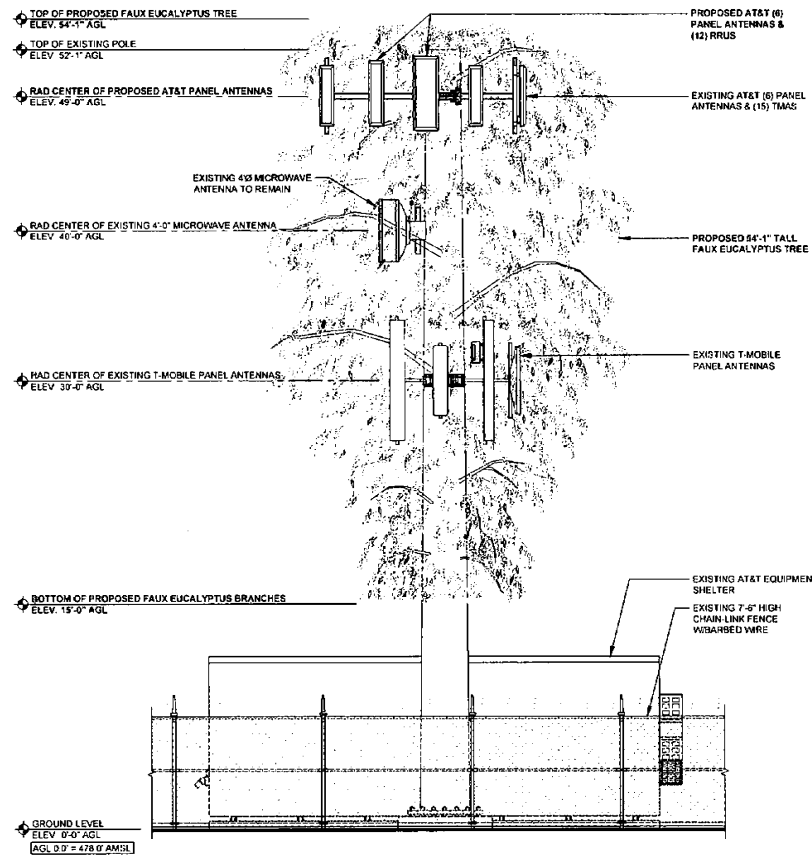


EXISTING EAST ELEVATION



SCALE: 1/4" = 1'-0" (24x36)  
(ON) 1/8" = 1'-0" (11x17)

2



PROPOSED EAST ELEVATION



SCALE: 1/4" = 1'-0" (24x36)  
(ON) 1/8" = 1'-0" (11x17)

1

- NOTES:
- EXISTING POLE TO BE PAINTED TO MATCH EUCALYPTUS BARK COLORS
  - REFERENCE DISCLAIMER ON T-1

PLANS PREPARED FOR:

**CROWN CASTLE**  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286

PROJECT INFORMATION

JAMACHA  
BU 815095

12118 CUYAMACA COLLEGE DR  
EL CAJON, CA 92019  
SAN DIEGO

CURRENT ISSUE DATE

09/26/2018

ISSUED FOR:

REVISED 100% ZONING

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/07/2018	90% ZONING	LD
1	09/26/2018	REVISED 90% ZONING	MD
2	09/26/2018	100% ZONING	CM
3	04/09/2019	PLOT PLAN	CM
4	07/22/2018	PLANNING COMMENTS	MD
5	09/26/2018	REVISED 100% ZONING	JE
6	10/09/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:

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LICENSURE:

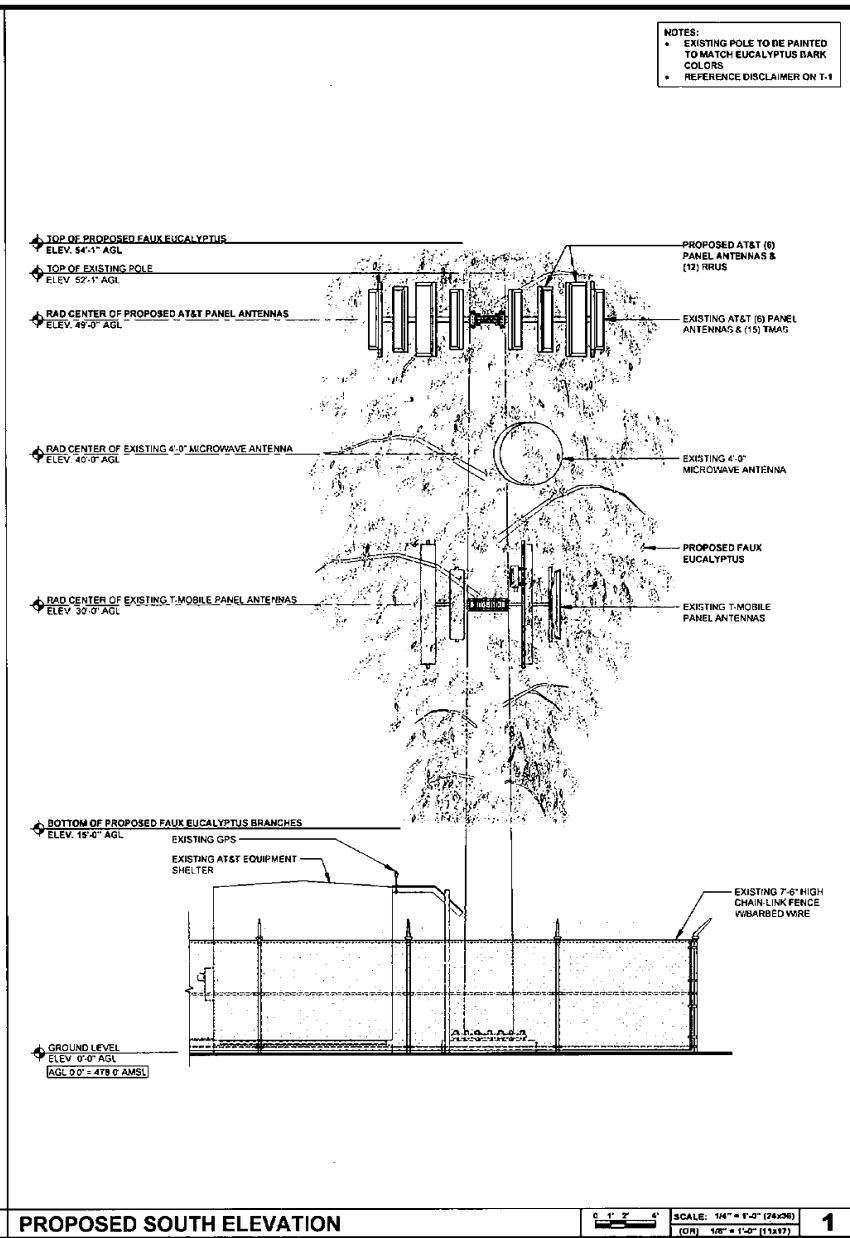
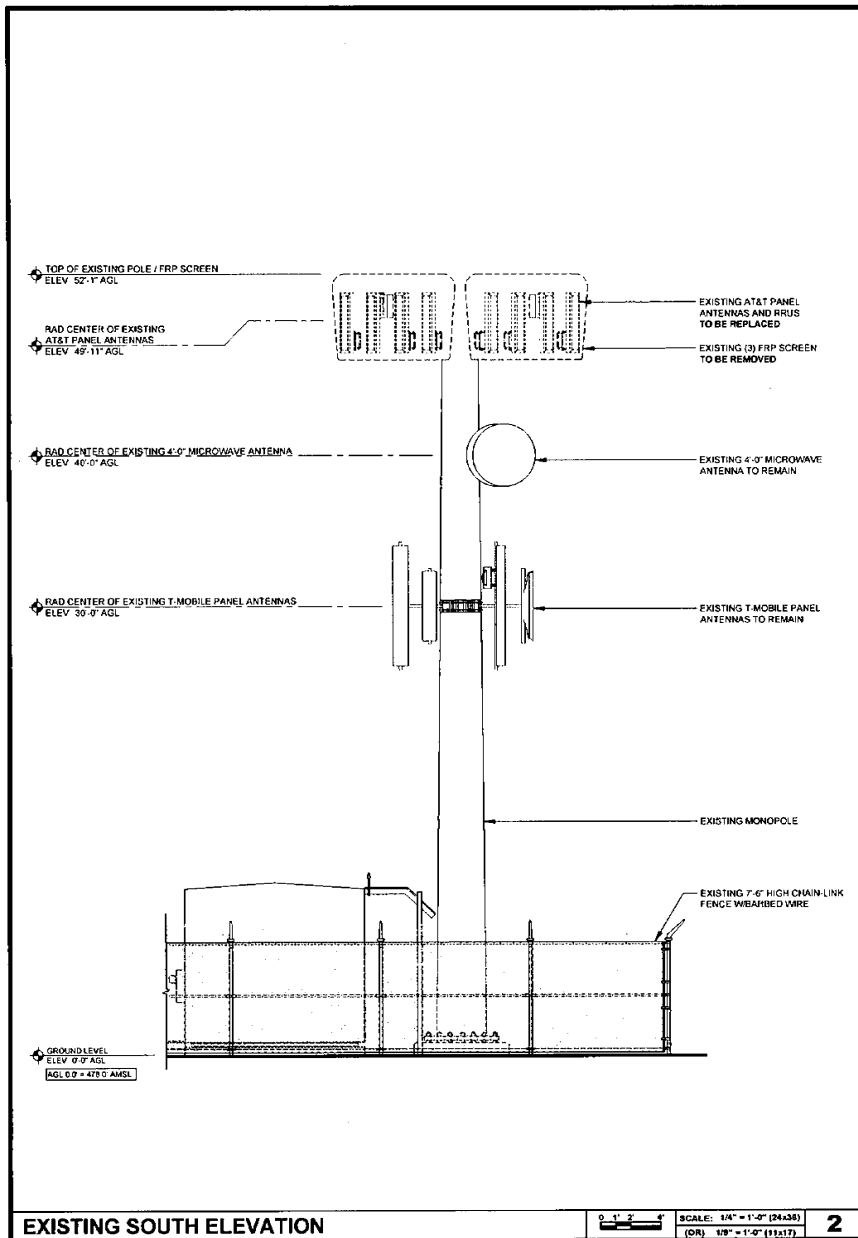
SHEET TITLE

EXISTING & PROPOSED  
EAST ELEVATION

SHEET NUMBER

A-4

1 - 30



- NOTES:
- EXISTING POLE TO BE PAINTED TO MATCH EUCALYPTUS DARK COLORS
  - REFERENCE DISCLAIMER ON T-1

PLAN PREPARED FOR:

**CROWN CASTLE**  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286

PROJECT INFORMATION:

JAMACHA  
BU 615095  
12110 CUYAMACA COLLEGE DR  
EL CAJON, CA 92019  
SAN DIEGO

CURRENT ISSUE DATE:

09/26/2018

ISSUED FOR:

REVISED 100% ZONING

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/07/2018	90% ZONING	LD
1	03/26/2018	REVISED 96% ZONING	MD
2	03/26/2018	100% ZONING	CM
3	04/09/2018	PLOT PLAN	CM
4	07/26/2018	PLANNING COMMENTS	MD
5	09/26/2018	REVISED 100% ZONING	JE

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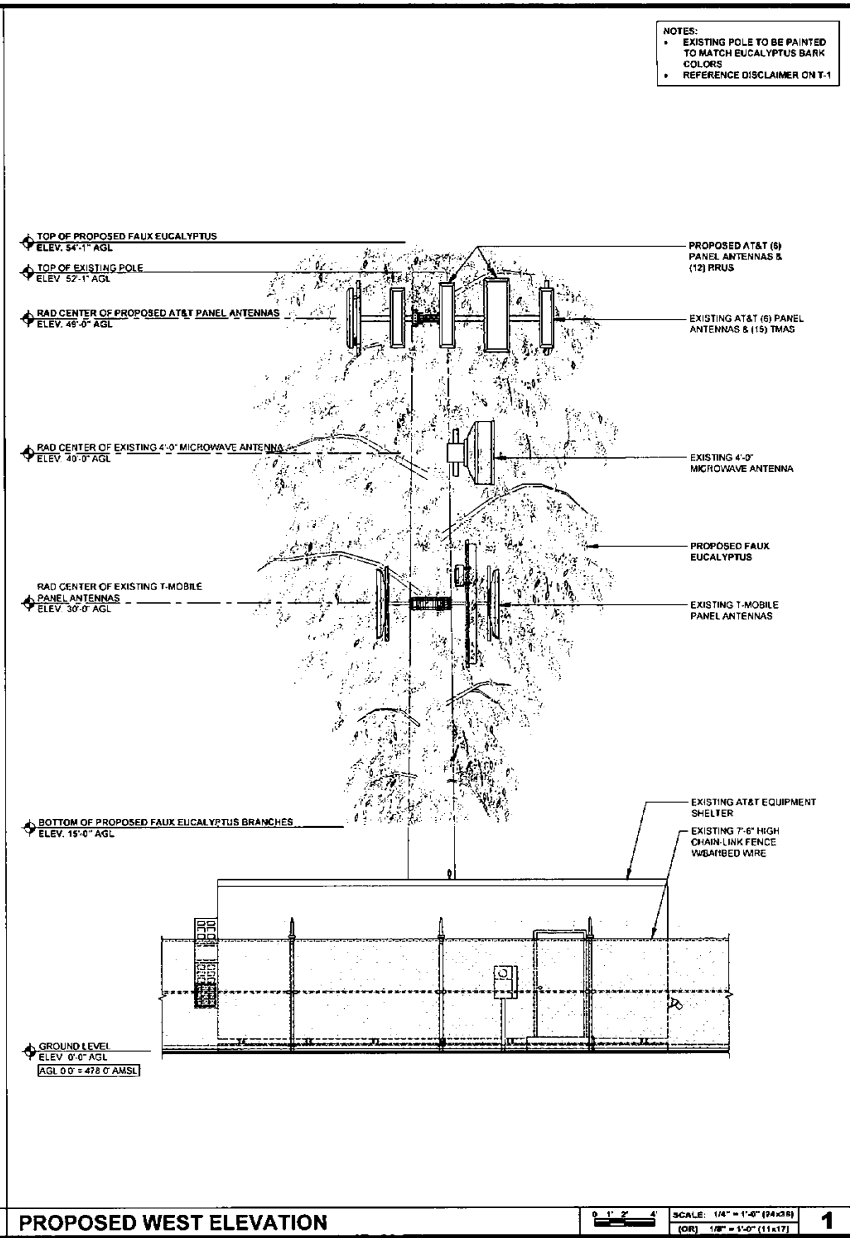
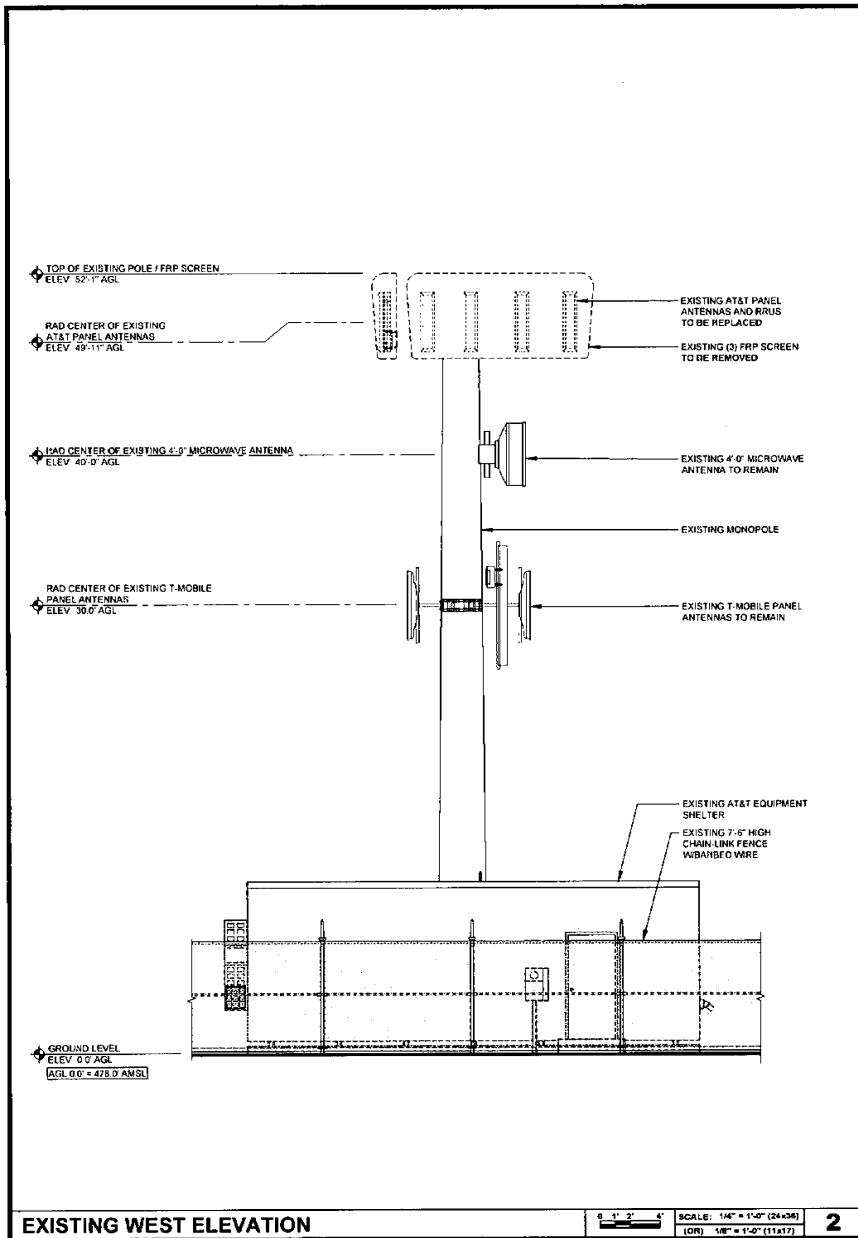
LICENSURE

SHEET TITLE

EXISTING & PROPOSED  
SOUTH ELEVATION

SHEET NUMBER

**A-5**



NOTES:

- EXISTING POLE TO BE PAINTED TO MATCH EUCALYPTUS BARK COLORS
- REFERENCE DISCLAIMER ON T-1

PLAN PREPARED FOR:

**CROWN CASTLE**  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286

PROJECT INFORMATION

**JAMACHA**  
BU 815095  
12110 CUYAMACA COLLEGE DR  
EL CAJON, CA 92019  
SAN DIEGO

CURRENT ISSUE DATE:

**09/26/2018**

ISSUED FOR:

**REVISED 100% ZONING**

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/07/2018	90% ZONING	LD
1	03/05/2018	REVISED 90% ZONING	MD
2	03/05/2018	100% ZONING	CM
3	04/05/2018	PLOT PLAN	CM
4	07/09/2018	PLANNING COMMENTS	MD
5	09/26/2018	REVISED 100% ZONING	JE
6	10/25/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:

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WWW.SWC-SD.COM  
619.730.3700

LICENSURE:

SHEET TITLE:

**EXISTING & PROPOSED WEST ELEVATION**

SHEET NUMBER:

**A-6**

1 - 32



**Attachment B – Form of Decision  
Approving PDS2018-MUP-18-039W1**



**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

MARK WARDLAW  
*Director*

KATHLEEN A. FLANNERY  
*Assistant Director*

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
[www.sdcountry.ca.gov/pds](http://www.sdcountry.ca.gov/pds)

**COMMISSIONERS**

David Palinger (Chairman)  
Michael Seiler (Vice Chairman)  
Douglas Barnhart  
Michael Beck  
Leon Brooks  
Michael Edwards  
Bryan Woods

February 22, 2019

**PERMITEE:** CROWN CASTLE  
**MAJOR USE PERMIT:** PDS2018-MUP-98-039W1  
**E.R. NUMBER:** PDS2018-ER-90-036A  
**PROPERTY:** 12110 CUYAMACA COLLEGE DRIVE  
**APN(s):** 506-020-31

**DECISION OF THE PLANNING COMMISSION**

**ORIGINAL MAJOR USE PERMIT DECISION (MUP-90-039)**

This Major Use Permit for an unmanned wireless telecommunication facility consists of one sheet including plot plan, floor plans and elevations dated October 3, 1990. This permit authorizes a telecommunications site with a 50 foot monopole tower with whip antenna extending to a total height of 58 feet; a microwave antenna of up to 6 foot diameter mounted on the tower; a 12 foot by 30 foot prefab equipment building; and a 6 foot chain link fence with 3 strands of barbed wire on top pursuant to Section 2905 of the Zoning Ordinance.

**MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-03-035W1)**

This Major Use Permit Modification (MUP-98-039W1) consists of twelve sheets including plot plan, equipment layout, and elevations dated November 5, 2018. This modification permit authorizes the conversion the existing 52-foot, 1-inch monopole into a 54-foot, 1 inch tall mono-eucalyptus faux tree, work consists of replacing six existing antennas, replace three Remote radio Units (RRUs), install nine new RRUS, install three filters Tower Mounted Amplifier (TMA) in antenna level, install two surge protectors, install two Omni antennas, install one fiber cable trunk and two DC power cable trunks, replace one DUS41 w/ BBU 5216 in existing RB6601, install one XMU and one BBU in existing RB6601, install three Argus rectifiers in existing power plant and install two Emerson DC-DC converter with six converter modules pursuant to Sections 6980 and 7350 of the Zoning Ordinance.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **February 22, 2021** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

**MAJOR USE PERMIT EXPIRATION:** ~~This Major Use Permit shall expire on January 31, 1993 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.~~

The wireless telecommunication facility is considered a "high visibility" facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (ending February 22, 2034, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

.....  
**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

**CONDITIONS FOR MUP-90-039**

Building permit must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

- A. Prior to any obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
  - 1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.
  - 2. Submit to and receive approval from the Director of Department of Planning and Land Use a complete and detailed landscape plan, in substantial conformance with the concept landscape plan herein approved. Landscape plans shall be prepared by a California licensed architect. The landscape plans and review fee shall be submitted to the Zoning Counter. Plans shall include:
    - a. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and ground cover. Limit turf to 25 percent of total landscaped area. Include details, notes, and specifications for planting. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture other than such irrigation as is necessary to establish the plantings.
    - b. A complete watering system including the location, size, and type of all backflow prevention devices, pressure and nonpressure waterlines, valves, and sprinkler heads in those areas requiring a permanent irrigation system. more than 25 percent of landscape areas are turf, provide a tensiometer for



each turf value. Include details, notes, and specifications for irrigation adequate to assure establishment and growth of plant material through two growing seasons.

c. The location and type of walls, fences, walkways, and lighting to be installed.

B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:

1. Agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
2. Submit a statement from California licensed landscape architect that all landscaping has been installed as shown on the approved landscape planting and irrigation plans.

Upon certification by the Director of the Department of Planning and Land Use for occupancy or establishment of use allowed by this Major Use Permit, the following conditions shall apply:

- C. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
- D. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance.
- E. The parking areas and driveways shall be well maintained.
- F. All landscaping shall be adequately watered and well maintained at all times.
- G. This telecommunications site shall be operated in such a manner so that the American National Standard Institute (ANSI) C95-.1-1982 standards (or any future standard adopted by the County of San Diego for Radio Frequency radiation) shall not be exceeded beyond the chain link/barbed wire fence.
- H. This Major Use Permit shall expire on January 31, 1993 at 4:00 p.m (or such longer period as may be approved as may be approved pursuant to Section 7376 of the Zoning Ordinance of County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

---

### **SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-98-039W1**

Compliance with the following Specific Conditions shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, construction, building, or other permits as specified.

**ANY Permit:** *(Prior to approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

#### **1. GEN#1 COST RECOVERY**

**INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

#### **2. GEN#2 –RECORDATION OF DECISION**

**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

**OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

#### **3. PLN#1–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Major Use Permit plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not



require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans

**OCCUPANCY:** (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

**4. PLN #3—PHOTO SIMULATION: [PDS, PCC] [UO, FG] [PDS, FEE]**

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photosimulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated 11/5/2018 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

**PRE-CONSTRUCTION MEETING:** (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

**5. RESOURCE AVOIDANCE (California gnatcatcher) [PDS, PCC].**

**INTENT:** In order to avoid impacts to California gnatcatcher, which is a sensitive biological resource pursuant to Biological Mitigation Ordinance, a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of Diegan coastal sage scrub habitat during the breeding season of the California gnatcatcher within Resource Avoidance Area (RAA) as indicated on these plans. The breeding season is defined as occurring between March 1<sup>st</sup> and August 15<sup>th</sup>. The Director of Planning and Land Use [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no California gnatcatcher are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

- 6. TEMPORARY FENCING: [PDS, PCC] [DPW, PDCI] [PC] [PDS, FEE]. INTENT:** In order to prevent inadvertent disturbance to sensitive habitats and biological resources, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.
- 7. BIOLOGICAL MONITORING: [PDS, PCC] [DPW, LDR] [GP, CP, UO] [PDS, FEE X2]. INTENT:** In order to prevent inadvertent disturbance to sensitive habitats and biological resources, all grading located in the parcel shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist "Project Biologist" shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:
- The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines and this permit. The contract provided to the county shall include an agreement between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
  - The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.
- 8. BIOLOGICAL MONITORING: [PDS, PCC] [UO, FG] [PDS, FEE X2]. INTENT:** In order to ensure that the biological monitoring occurred during the grading phase of the project, a final Biological Monitoring Report shall be prepared. **DESCRIPTION OF REQUIREMENT:** The "Project Biologist" shall prepare final biological monitoring report. The report shall substantiate the supervision of the grading activities, and state that grading or construction activities did not impact any additional areas of sensitive habitats or any other sensitive biological resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources, and include the following items:
- Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
  - Monitoring logs showing the date and time that the monitor was on site.
  - Photos of the site after the grading and clearing activities.

**9. BIOLOGICAL MONITORING: [PDS, PCC] [DPW, PDCI] [PC] [PDS, FEE X3]. INTENT:**

In order to prevent inadvertent disturbance to sensitive habitats and biological resources, all grading located in the parcel shall be monitored by a biological monitor. DESCRIPTION OF REQUIREMENT: A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. "The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and Major Use Permit Modification:

- a. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the PDS, Permit Compliance Section.
- b. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the PDS Permit Compliance Section.

**10. BIOLOGICAL MONITORING: [PDS, PCC] [DPW, PDCI] [PC] [PDS, FEE X3]. INTENT:**

In order to prevent inadvertent disturbance to sensitive habitats and biological resources, all grading located in the parcel shall be monitored by a biological monitor. DESCRIPTION OF REQUIREMENT: A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The monitor(s) shall be on site during all grading and clearing activities that are in or adjacent to any Biological open space areas or sensitive habitats. If there are disturbances, the monitor must report them immediately to the [PDS PCC]. Additionally, the biologist shall perform the following duties: [PDS, FEE]

- a. Prepare a California gnatcatcher-monitoring program to the satisfaction of PDS Permit Compliance Section and the Wildlife Agencies;
- b. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector;
- c. Perform periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
- d. Conduct training for contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented during project construction;
- e. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, selectively placed, shielded, and directed away from preserved habitat;
- f. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and PDS Permit Compliance Section within 24 hours; (8) produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and the PDS (final report will release bond);
- g. Confer with the Wildlife Agencies and PDS Permit Compliance Coordinator within 24 hours any time protected habitat or gnatcatchers are being affected by construction;
- h. Attend construction meetings and other meetings as necessary.

**11. BIOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE]. INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP)



pursuant to Crown Castle Jamacha PDS2018-MUP-98-039W1, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional areas of sensitive habitats or other sensitive biological resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources. It shall also include but not be limited to the following items:

- a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
- b. Monitoring logs showing the date and time that the monitor was on site.
- c. Photos of the site after the grading and clearing activities.

**ONGOING:** *(Upon establishment of use the following conditions shall apply during the term of this permit).*

**12. NOISE#1-ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES]**

**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Minor Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

**13. PLN#2-SITE CONFORMANCE: [PDS, PCO] [OG].**

**INTENT:** In order to comply with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements. This includes, but is not limited to maintaining the following:

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated 11/5/2018. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.

- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
- e. The applicant is responsible for the maintenance and repair of any damage caused by them to on-site and off-site private roads that serve the project.
- f. The telecommunication facility shall be inspected annually to ensure it is operating properly and the facility remains undamaged. The applicant shall provide the necessary inspection fee on an annual basis.

**DOCUMENTATION:** The property owner and applicant shall conform to the ongoing requirements of this condition. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

### **FINDINGS FOR P90-039**

Pursuant to Section 7358 (see Section 7359 for additional findings required for a "Specific Hazardous Waste Facility Project" and for in lieu findings for Large Wind Turbine permits) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to:*

1. *Harmony in scale, bulk, coverage, and density*

The fact supporting Finding (a-1) is as follows:

The proposed building and tower are adjacent to and smaller than the water tank.

2. *The availability of public facilities, services, and utilities*

The fact supporting Finding (a-2) is as follows:

This is an unmanned facility and will only need fire services which have been committed.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The fact supporting Finding (a-3) is as follows:

This site is adjacent to the water district tank and buildings.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

The fact supporting Finding (a-4) is as follows:

This is an unmanned facility which will only generate several trips per month after initial construction.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The facts supporting Finding (a-5) is as follows:

This site is adjacent to other public facility sites. There are no residences nearby and the facility would be well removed from the occupied area of the Community College Campus.

6. *Any other relevant impact of the proposed use:*

The harmful effect, in any, upon environmental quality and natural resources.

The fact supporting Finding (a-6) is as follows:

No significant impact is anticipated as reported in a Negative Declaration dated January 8, 1991.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will not adversely affect the San Diego County General Plan.

The fact supporting Finding (b) is as follows:

The proposed telecommunication facility is allowed in the (22) Public/Semi-Public Designation with a Major use Permit.

## **FINDINGS FOR 98-039W1**

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to:*

1. *Harmony in scale, bulk, coverage, and density*



Harmony:

The project is a Major Use Permit Modification for the construction, operation and maintenance of an unmanned wireless telecommunication facility that consists of removing and replacing six existing antennas, replace three Remote radio Units (RRUs), install nine new RRUS, install three filters Tower Mounted Amplifier in antenna level, install two surge protectors, install two Omni antennas, install one fiber cable trunk and two DC power cable trunks, replace one DUS41 w/ BBU 5216 in existing RB6601, install one XMU and one BBU in existing RB6601, install three Argus rectifiers in existing power plant and install two Emerson DC-DC converter with six converter modules. The faux mono-eucalyptus tree is designed to blend in with the existing mature trees within that area. The project is located on a lot which has an existing college campus.

Views of the site from public vantage points are well buffered and screened due to the rolling hills and existing mature trees. The Valle De Oro Community Planning Group approved the faux mono-eucalyptus tree design and location within the parcel, as noted in the May 1, 2018 meeting minutes.

Bulk/Scale:

The project area can be characterized as commercial and industrial. The area along the northern and western edge of the property supports a landscape of mature trees. Off-site land surrounding the site can be described as commercial and industrial as there are businesses within adjacent parcels to the east, south, and west of the site. There are residential zones adjacent to the site, however, the closest residence is located approximately 1,700 feet from the project site. Since the 54-foot, 1 inch cellular facility would be camouflaged as a faux mono-eucalyptus tree, the color and design would blend into the backdrop of the surrounding hills. View of the faux mono-eucalyptus would be buffered and screened from various vantage points, as the topography and existing vegetation would provide intermittent views of the facility.

Photosimulations on file illustrate that the proposed 54-foot, 1-inch tall faux mono-eucalyptus tree would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized as the wireless facility is designed to be camouflaged as a faux tree, set against a background of rolling hills and mature trees. The applicant proposes to set the remote radio units directly behind the antennas and entirely within the branching canopy for further concealment.

Coverage:

The subject property is 47.82 acres and contains multiple classroom buildings and offices for a college campus. The surrounding area is characterized s Public/Semi-Public Facilities. Surrounding land uses include commercial and industrial on lots that range from one acre to 117 acres. The total lease area (faux tree and existing equipment area) is 2000 square feet. The lease area for this unmanned wireless telecommunication facility would total approximately 0.04 acres (less than 1% of lot coverage). Due to the small footprint, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

Density:

The project is for the authorization of a wireless telecommunication facility in a commercial use and this this project does not have a residential component subject to density,

Therefore, the location, design and operating characteristics of the proposed project would be compatible with adjacent uses and structures with consideration given to scale, bulk, coverage and density.

2. *The availability of public facilities, services, and utilities*

The project is within the jurisdiction of the San Miguel Fire Protection District. The project is in compliance with Cell Site Policy FP-2 for fire protection. The project does not require sewer service. Electrical and telephone services are available on-site. Therefore, all required services are available for the project.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The project is for the authorization of a wireless telecommunication facility. The facility would include a faux mono-eucalyptus tree that is 54-foot,1inch tall. The project is located in a Public/Semi-Public area on a site with an existing college campus. The site is approximately 2400 feet away from the nearest residence.

The project would not adversely affect the desirable neighborhood character because the project involves a wireless telecommunications facility that has been designed to be camouflaged. The equipment would be largely shielded from views because it would be completely camouflaged as a faux mono-eucalyptus tree and are typical and expected structure types in the vicinity of the project. Photo-simulations illustrate that the line, form and color of the facility would be largely consistent with other elements that make up the visual setting of the surrounding area, such as existing structures and mature trees. The photo-simulations demonstrate that although the project would be visible from the surrounding areas, it would not be visually intrusive. Additionally, the project was reviewed for potential noise impacts and was determined to be consistent with the County Noise Ordinance. The project would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

The project is expected to generate one maintenance trip per month. Existing parking is available on the property. The use is compatible with the existing Public/Semi-Public character of the area because the number of maintenance trips would not substantially alter the expected traffic or physical character of the surrounding streets, and would be compatible with adjacent uses. Therefore, the traffic generated by the project would not substantially increase or alter the physical character of the surrounding streets.

5. The suitability of the site for the type and intensity of use or development, which is proposed:

The applicant proposed a MUP Modification for the authorization of an unmanned wireless telecommunication facility. The subject property is developed with access and utility services adequate to serve the proposed use. The proposed wireless telecommunication facility in the approximately 47.82 acre parcel would not require additional access or utility services to serve the project, nor would the project require significant alteration of the existing landform. The proposed faux mono-eucalyptus will be replacing the existing monopole facility, no new ground disturbance will be proposed. Therefore, because the project would not change the characteristics of the area, the type and intensity of the proposed use is suitable for the site.

6. Any other relevant impact of the proposed use:

The location of the existing wireless telecommunication facility is considered legal, non-conforming as it is within 50-foot minimum setback of the property line adjacent to an approved residential use which is required by the Telecommunication Ordinance. The proposed project will not increase or further non-conformity as all construction will take place within the same footprint of the approved facility under the original building permit. In addition, the adjacent residential zone parcel consists of the San Miguel Fire Protection District training facility and the Otay Water District water tank. The nearest residence is located at an approximate distance of 1,700 feet from the proposed wireless telecommunication facility.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:

The Impacts, as described in Finding (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

The project is subject to the Holding Area (S90) and Public/Semi-Public Facilities Land Use Designations. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project would be consistent with the General Plan Land Use Element Policy 15.1 and 15.2 because the siting and design of the proposed facility would blend in with the visual setting of the vicinity, compatible with the existing community. For these reasons, the project would be consistent with the San Diego County General Plan.

- (c) That the requirements of the California Environmental Quality Act have been complied with:

Pursuant to CEQA Guidelines Section 15303, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of small, new equipment and facilities and structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site, would not cause substantial change in the



significance of historical resources and would not result in visual impacts to a scenic highway.

## **WIRELESS TELECOMMUNICATION FINDING**

The project site is a non-preferred location in a non-preferred zone. Pursuant to Section 6986B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Due to the camouflaging of the facility and the lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

## **ORDINANCE COMPLIANCES:**

**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**LIGHTING ORDINANCE COMPLIANCE:** In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

**NOISE ORDINANCE COMPLIANCE:** In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

**COMPLIANCE INSPECTION:** In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property

Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

**ORDINANCE COMPLIANCE AND NOTICES:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**NOTICE:** The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds under protection of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

**NOTICE:** THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR

COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth

day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY

BY:

Mark Slovick, Deputy Director  
Project Planning Division  
Planning & Development Services

cc: Grossmont-Cuyamaca Community College District, 8800 Grossmont College Drive, El  
Cajon, CA 92020  
Crown Castle, 2055 S. Stearman Drive, Chandler, AZ 85286  
Dail Richard, 5015 Shoreham Place, Suite 150, San Diego, CA 92122  
Souphalak Sakdarak, Project Manager

email cc:

Ed Sinsay, Land Development, Team Leader, Planning & Development Services  
David Sibbet, Planning Manager, Planning & Development Services



## **Attachment C – Environmental Documentation**

## NOTICE OF EXEMPTION

TO: Recorder/County Clerk  
Attn: James Scott  
1600 Pacific Highway, M.S. A33  
San Diego, CA 92101

FROM: County of San Diego  
Planning & Development Services, M.S. 0650  
Attn: Project Planning Division Section Secretary

**SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Crown Castle Jamacha

Project Location: 12110 Cuyamaca College Drive

Project Applicant: Crown Castle Address: 2055 S. Stearman Drive, Chandler, AZ 85286 Telephone Number: (480) 735-6917

Project Description: Converting existing wireless telecommunication monopole into a 54'1" foot mono-eucalyptus faux tree. Work consists of removing and replacing six existing antennas, replace three Remote radio Units (RRUs), install nine new RRUS, install three filters Tower Mounted Amplifier in antenna level, install two surge protectors, install two Omni antennas, install one fiber cable trunk and two DC power cable trunks, replace one DUS41 w/ BBU 5216 in existing RB6601, install one XMU and one BBU in existing RB6601, install three Argus rectifiers in existing power plant and install two Emerson DC-DC converter with six converter modules.

Agency Approving Project: County of San Diego

County Contact Person: Souphalak Sakdarak Telephone Number: (858) 495-5214

Date Form Completed:

This is to advise that the County of San Diego Planning & Development Services has approved the above described project on February 22, 2019 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
  - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
  - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
  - ☐ Statutory Exemption. C Section:
  - ☒ Categorical Exemption. G Section: 15303
  - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
  - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
  - ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
  - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☐ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☐ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility, which qualifies as New Construction of Small Structures. It has been determined that the project would not impact an environmental resource of hazardous or critical concern; would not have a cumulative impact; would not result in a significant effect on the environment; would not result in damage to scenic resources; is not located on a site that is included on a list compiled pursuant to Section 65962.5 of the Government Code; and would not cause a substantial adverse change in the significance of a historical resource.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: \_\_\_\_\_ Telephone: (858) 495-5012

Name (Print): Souphalak Sakdarak Title: Land Use Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

## REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

### FOR PURPOSES OF CONSIDERATION OF Crown Castle Jamacha Wireless Telecommunication Major Use Permit Modification PDS2018-MUP-90-031W3; PDS2018-ER-90-19-036A

February 22, 2019

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

In addition, the telecommunication facility was approved under Major Use Permit PDS2015-MP-90-039. The project proposes improvements to an existing facility and is accessible by an existing drive. The project will only occur within the existing developed/disturbed footprint. The project will also be required to install temporary fencing along the developed footprint and biological monitoring to prevent inadvertent impacts to sensitive habitats and biological resources. All activity, including access, will stay within the existing footprint.

**II. MSCP/BMO** - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15303. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503(a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system. County Biologist completed the review of the plot plan and provided a Memorandum explaining how the project will not conflict with the goals of the MSCP.

**III. GROUNDWATER ORDINANCE** - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

**Discussion:**

The project is an unmanned wireless telecommunication facility. The project will not use any groundwater for any purposes, including irrigation or domestic supply.

**IV. RESOURCE PROTECTION ORDINANCE** - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The Steep Slope section (Section 86.604(e))?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

***Wetland and Wetland Buffers:***

Even though wetlands and/or wetland buffer areas have been identified on the subject property, the project has been found to be consistent with Article IV of the Resource Protection Ordinance, due to the following reasons: a) the project would not result in the placement of any non-permitted uses within wetlands; b) the project would not result in grading, filling, construction, or placement of structures within identified wetlands; and c) the project would not result in any non-permitted uses within wetland buffer areas. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.



***Floodways and Floodplain Fringe:***

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

***Steep Slopes:***

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are steep slopes on the property however, they are located on the eastern area of the project site. The site is already developed with the existing tower and college campus. In addition, the project proposes to modify the existing tower to resemble a tree, no new ground disturbance or expanded footprint are proposed. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

***Sensitive Habitats:******Significant Prehistoric and Historic Sites:***

The project has been reviewed by a County of San Diego Staff, and it has been determined that the property consists of minimal to no ground disturbance and the tower is existing. Therefore, it has been found that the proposed project complies with Section 86.604 (f) of the Resource Protection Ordinance.

**V. STORMWATER ORDINANCE (WPO)** - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES  
☒

NO  
☐

NOT APPLICABLE  
☐

The project Standard Stormwater Quality Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

**VI. NOISE ORDINANCE** – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE  
☐

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Staff has reviewed the Plot Plan for the Crown Castle Jamacha and has determined that no additional noise documentation regarding operation of the project is required. Staff has determined that no noise-producing equipment or operational uses are proposed as part of this project. The project would not create a substantial change in the existing noise environment and is therefore anticipated to be in compliance with the County of San Diego Noise Ordinance Section 36.404.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

## **Attachment D – Environmental Findings**

**CROWN CASTLE JAMACHA  
WIRELESS TELECOMMUNICATION FACILITY  
MAJOR USE MODIFICATION  
PDS2018-MUP-90-031W3; PDS2018-ER-90-19-036A**

**ENVIRONMENTAL FINDINGS**

**February 22, 2019**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that the groundwater resources are adequate to meet the groundwater demands of the project.
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).



## **Attachment E – Public Documentation**

COUNTY OF SAN DIEGO  
VALLE DE ORO COMMUNITY PLANNING GROUP  
3755 Avocado Blvd. #187  
La Mesa, Ca. 91941

**MINUTES OF THE MEETING \_MAY 1, 2018**

**Location**

Otay Water District Headquarters  
2554 Sweetwater Springs Blvd  
Spring Valley, CA 91978  
Training Room, Lower Level

**Meeting called to Order:** 7:00 PM, David Johnston, Chair

**A. ATTENDANCE**

- **Members Present:** 11 (Johnston, Herron, , Bickley, Burley, Kenny, Kossman, Myers, Nold, Schuppert, Steele, Zimmerman)
- **Members Absent:** 4 Tinsley Becker, Baillargeon, Feathers, Hyatt,
- **Member Vacancies:** 0

**B. APPROVAL OF MINUTES**

- **Minutes to Approve:** \_ April 3, 2018 \_ VDO CPG Meeting
- The CPG adopted the minutes from the April 3, 2018 meeting
- **VOTE:** 11 / 0 / 0 / 4 / 0                      Order: (Yea / Nay / Abstain / Absent / Vacant)

**C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS NONE PRESENT**

COUNTY OF SAN DIEGO  
VALLE DE ORO COMMUNITY PLANNING GROUP  
3755 Avocado Blvd. #187  
La Mesa, Ca. 91941

## D. ACTION ITEMS

**Item 1:** Bank of the West: site plan waiver request and plans for 9832 Campo Rd. Spring Valley (APN: 501-173-09-00)

- **Start Time:** 7:05 p.m.
- **CPG Presenter:** Nold
- **Applicant Speakers / Representatives:** Karl Henning
- **County Representative:** \_\_\_\_\_
- **Abstentions or Disqualifications:** \_\_\_\_\_
  - **Abstain Vote Explanation:** \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- **Item issue Summary:** Bank of the West is to replace new global corporate logo on 6 existing signs.

- **Public Comment:**

- **CPG Discussion Points:**
  - Keeping existing signs
  - No changes to existing heights
  - Reinforcing one sign (pole) structure based on engineering specs

- **Motion:** Nold moves to approve waiver request and plans for the Bank of the West on Campo Road \_\_\_\_\_
- **Second:** Kenny
- **VOTE:** 11 / 0 / 0 / 4 / 0                      Order: (Yea / Nay / Abstain / Absent / Vacant)

COUNTY OF SAN DIEGO  
VALLE DE ORO COMMUNITY PLANNING GROUP  
3755 Avocado Blvd. #187  
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**Item 2:** Modification Major Use Permit- Modification PDS2018-MUP-98-039W1. 12110 Cuyamaca Dr. Jamacha Rd and Campo Road

- **Start Time:** \_\_\_\_\_ p.m.
- **CPG Presenter:** \_Kossman\_\_\_\_\_
- **Applicant Speakers / Representatives:** \_\_\_Dale Richard
- **County Representative:** \_\_\_\_\_
- **Abstentions or Disqualifications:** \_\_\_\_\_
  - **Abstain Vote Explanation:** \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- **Item issue Summary:** Project proposes to convert the existing monopole into a mono eucalyptus faux tree. Requirement from county to convert.

- **Public Comment:**

- **CPG Discussion Points:**

Discussion of Residential Use and west setback limit reduction of wireless antenna setback. 30ft vs 52 ft (height of tower) s-90 holding zone to be considered residential for zoning purposes. Overall tower height will slightly increase to 54 with branches added. Discussion of variation of antenna. Pole will not change but will be painted. Designs vary among manufacturers. Question about decisions around choice of "tree" based on equipment to be addressed on a particular pole. Request for pictures for future reference of similar projects. Major use permit will need to go to public hearing. Monopoles need to be done within 15 year of installation. Time expired yesterday.

- **Motion:** \_\_\_Kossman moves to accept proposal to accept the modification of the pole to a faux-eucalyptus tree\_\_\_\_\_
- **Second:** \_\_\_Kenny
- **VOTE:** 11 / 0 / 0 / 4 / 0                      Order: (Yea / Nay / Abstain / Absent / Vacant)



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**E. GROUP BUSINESS:**

Casa de Oro Business Alliance – Subcommittee report--Nold standing Tinsley Becker  
In the process of looking at design guidelines for other areas  
Meeting this Friday with County Diane Jacob this May 11.  
Message to Johnson regarding meeting to discuss ADA and Parking at Estrella Park.  
CIP List need to review and consolidate list  
Reimbursement to Johnson \$156.00 for mailbox rental.  
Myers moves to approve 14/0/2/2  
Question from Shuppert regarding direct payment by County.  
Frank's Bakery increased retail space.  
Sign posted next to bakery not approved - Johnson to investigate.

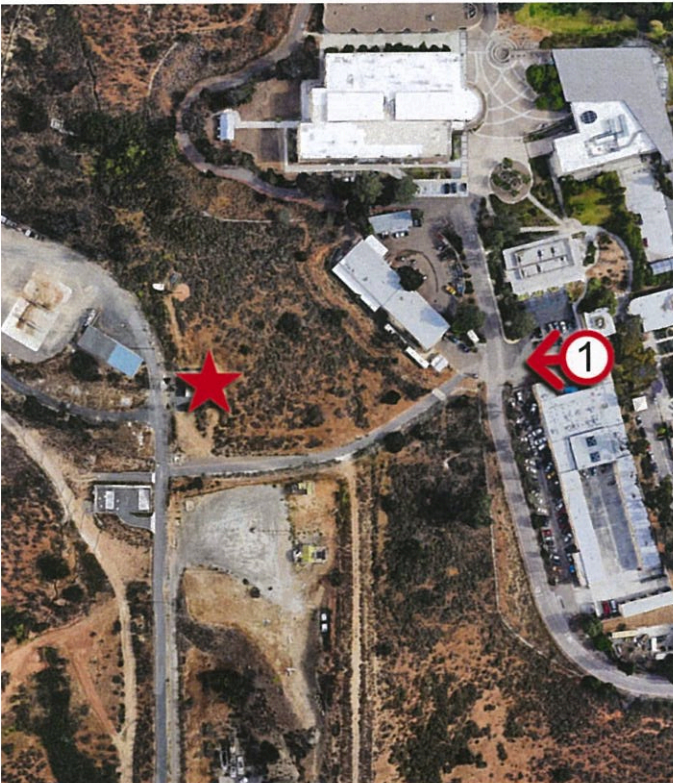
**F. ADJOURNMENT:** 7:35 p.m.

Submitted by: Michael Herron

**Attachment F – Photosimulations, Photos,  
Geographic Services Area Map, and Alternative  
Site Analysis**



**PHOTOSIMULATION VIEWPOINT 1**



**EXISTING**



**NEW**



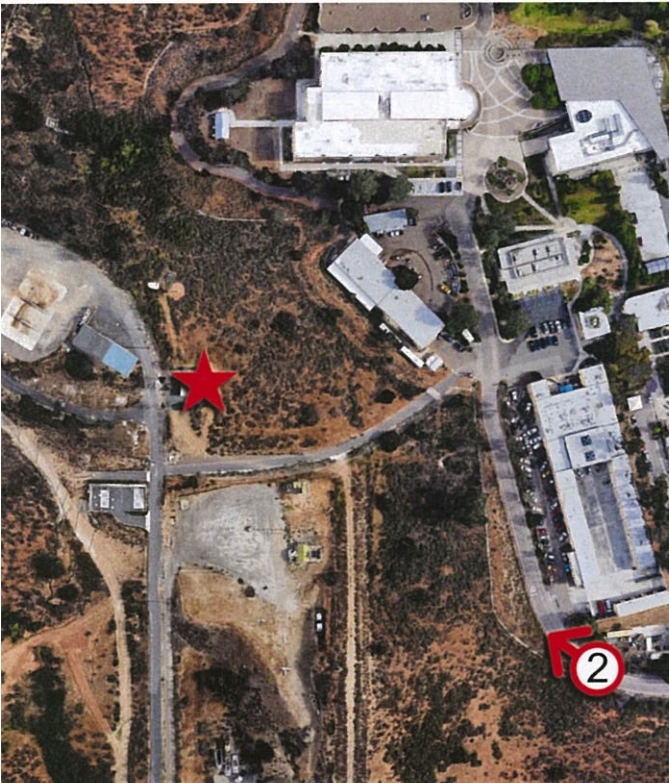
NOTE:  
EXISTING MONOPOLE TO BE  
REPLACED WITH MONOEUCALYPTUS

1 - 66

**DISCLAIMER:** THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY.



**HOTOSIMULATION VIEWPOINT 2**



**EXISTING**



**NEW**



**DISCLAIMER:** THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



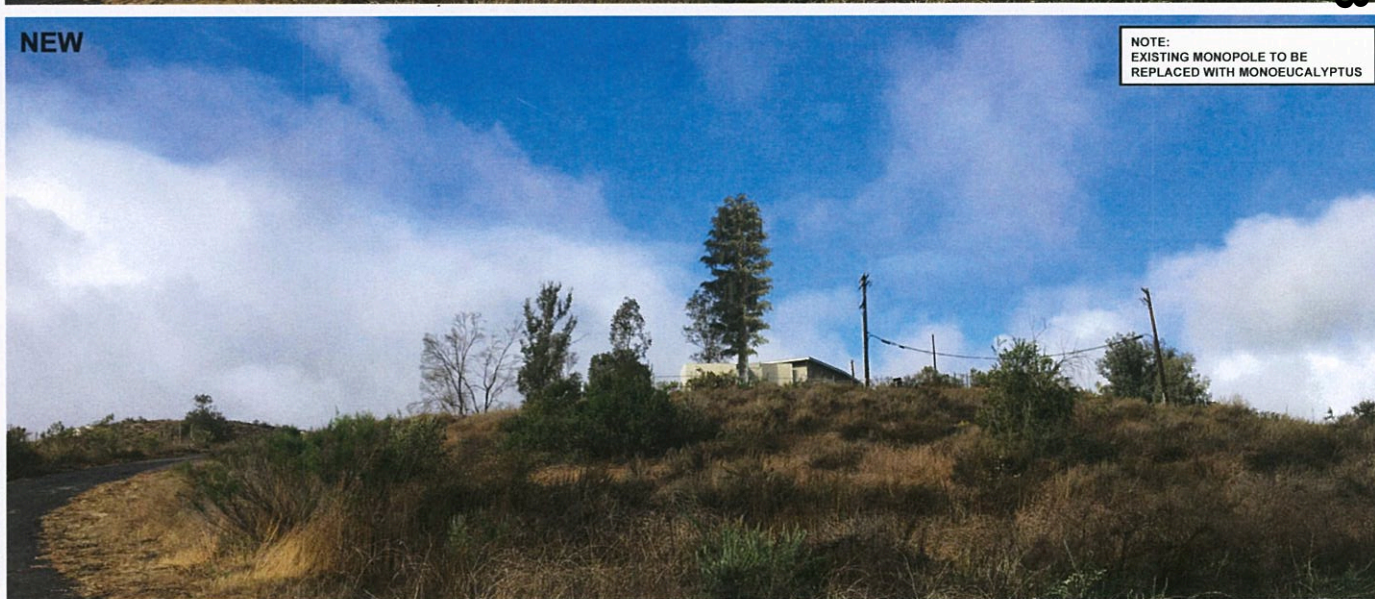
**PHOTOSIMULATION VIEWPOINT 3**



**EXISTING**



**NEW**



NOTE:  
EXISTING MONOPOLE TO BE  
REPLACED WITH MONOEUCALYPTUS

1 - 68

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY.



# SD06537D Coverage Maps

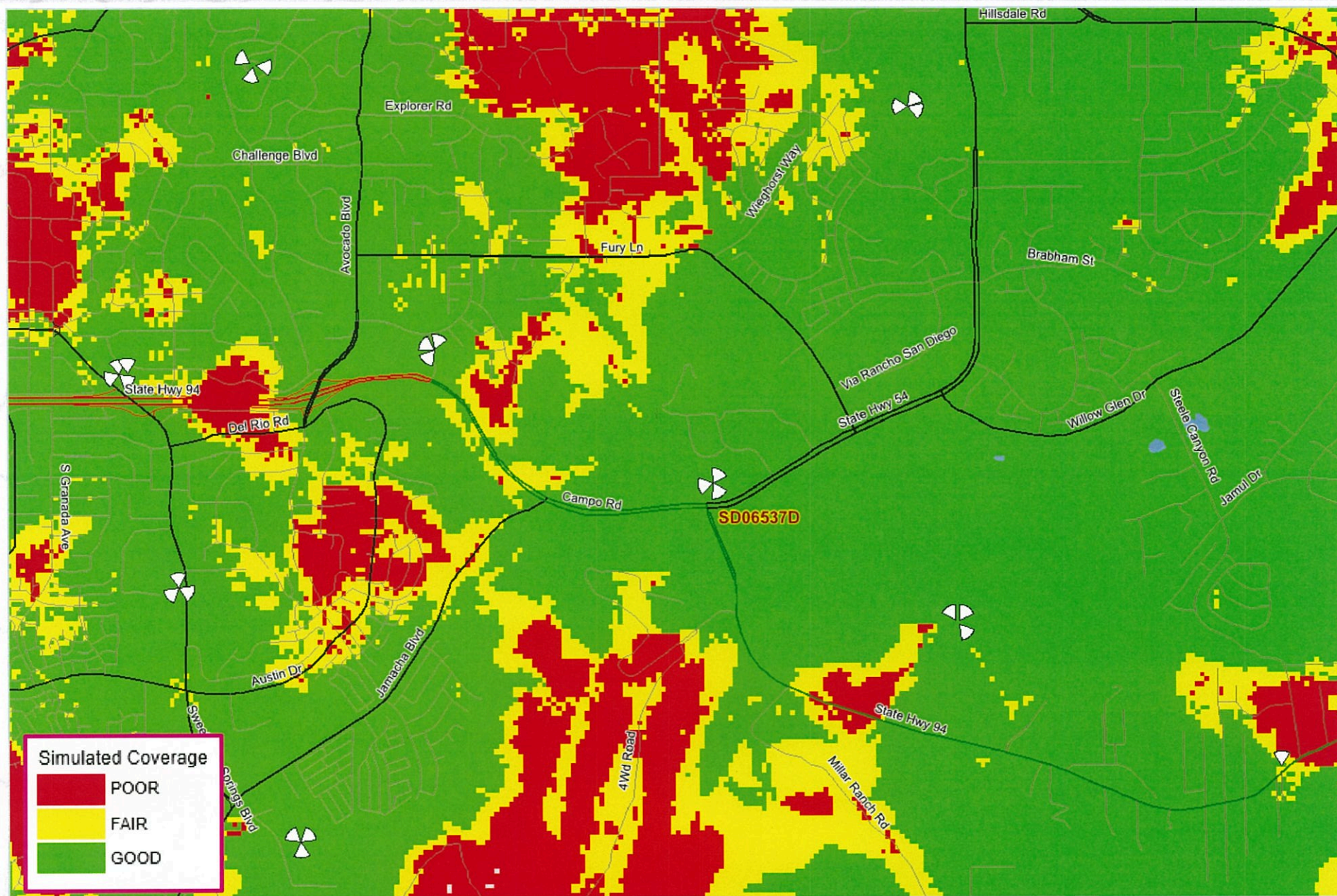
1 - 69

Please note: SD06537D is a *Capacity* and Coverage site

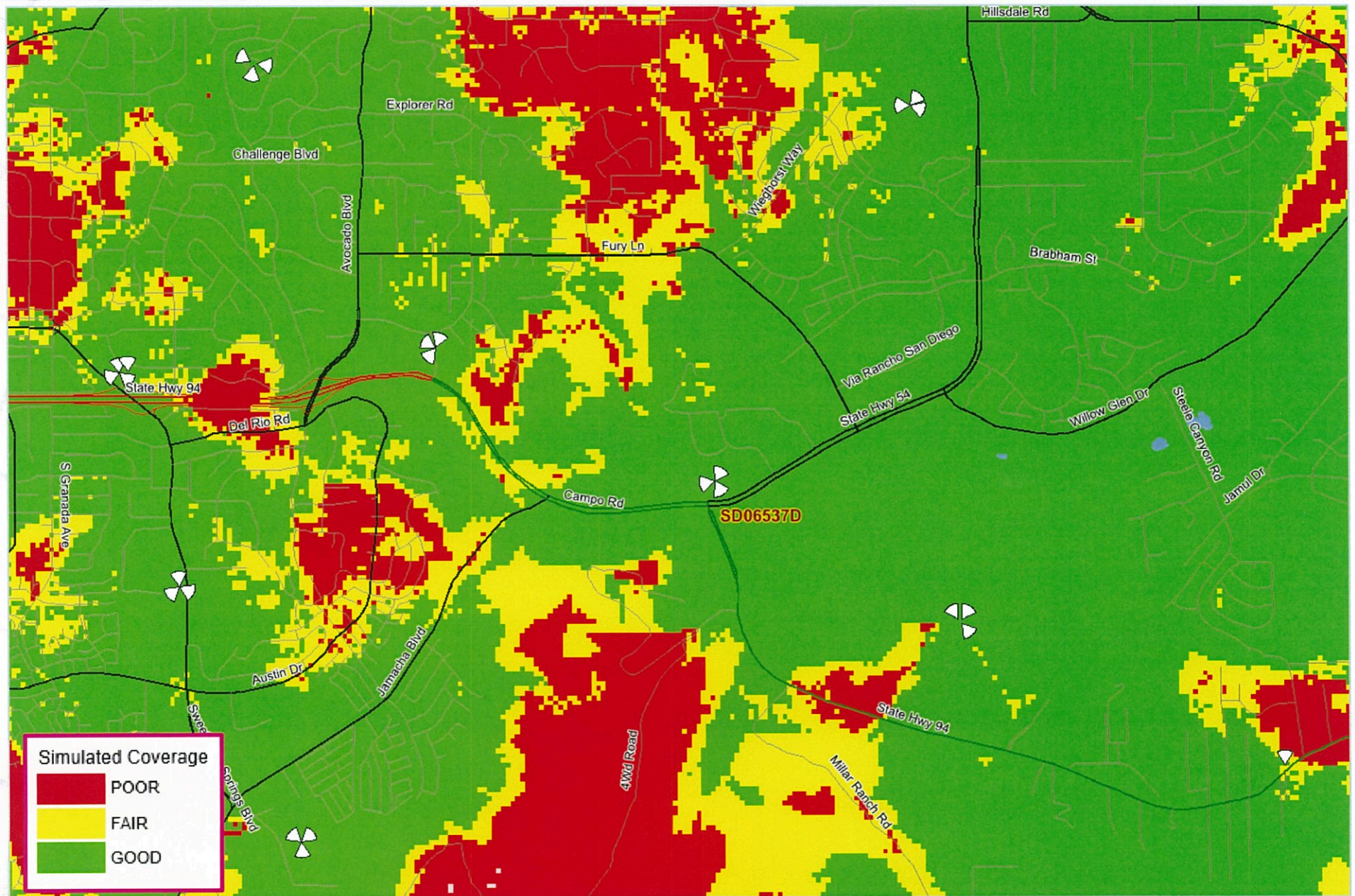
RF Team San Diego Market



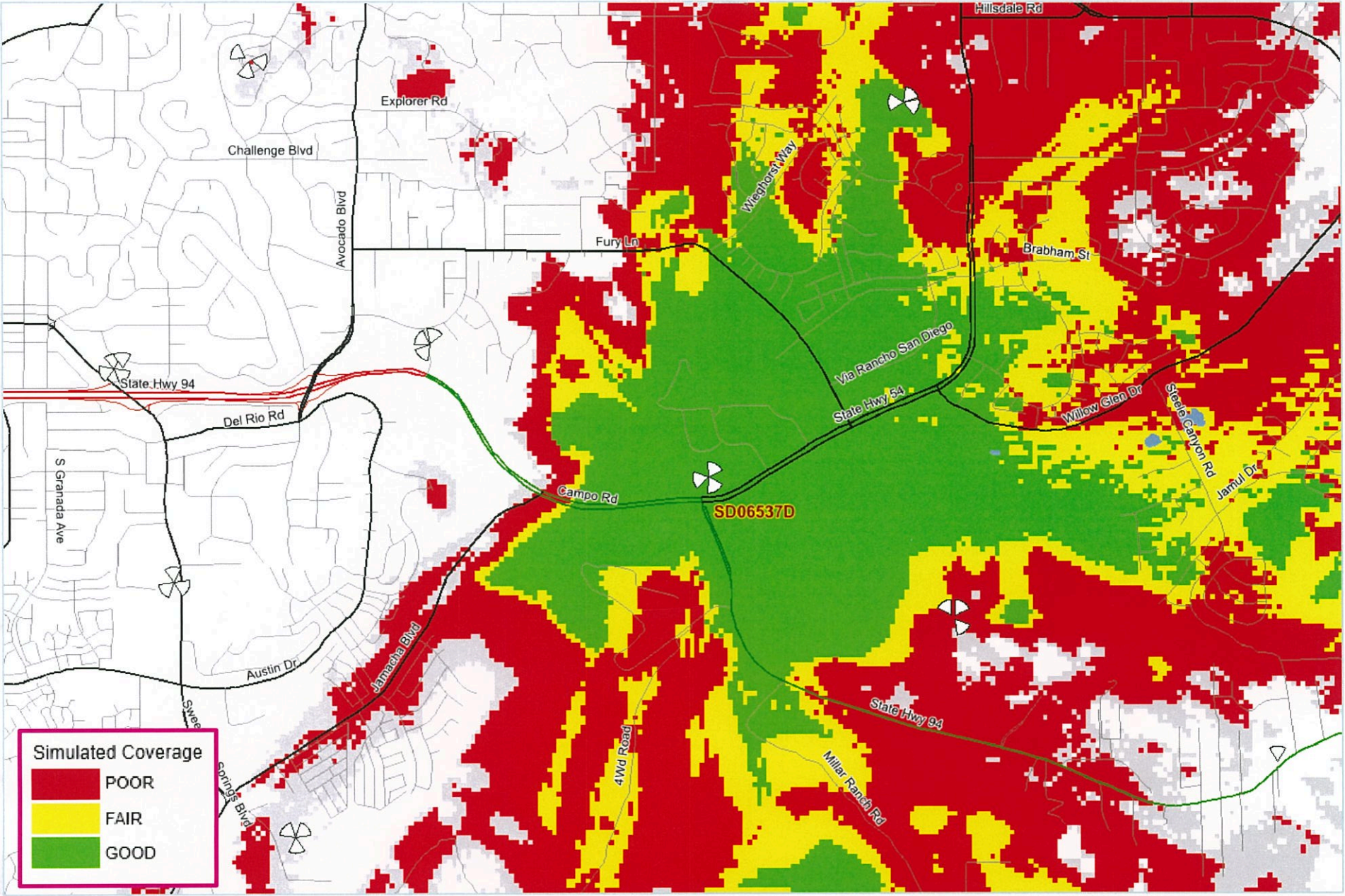












1-72





## **Crown Castle Project: Jamacha**

### **Existing Site Location Description**

**PDS2018-MUP-98-039W1**

Crown Castle submitted an application to modify an existing wireless telecommunications facility, in accordance with the County of San Diego's amortization schedule. The subject site is an existing wireless telecommunications facility that was previously approved by the County of San Diego. Removal of this site would result in a gap in coverage for the carrier, as shown in the coverage maps. Since the existing facility can meet the area's objective goals for Crown Castle/T-Mobile/AT&T, continuing to utilize this location is preferred.

Pursuing a new location would require extensive site acquisition and RF Engineering efforts in identifying, contacting, and negotiating with different properties. In addition to the extensive amount of time it would take to identify, entitle, permit, and construct a new facility, the cost would represent an unnecessary burden for Crown Castle. Also, the relocation to a new property could result in the redundancy of equipment during and for a short time after construction, to ensure that members of the community could continue to utilize the wireless network without interruption.

It is for these reasons that Crown Castle is requesting to continue using the existing facility's location.

In response to the County's request for information regarding co-location potential, Crown Castle has identified one other wireless telecommunications facility located within a one-quarter (1/4) mile radius of the site. The co-location feasibility of this facility has been determined to be non-viable as detailed below.

#### **Alternate Site #1 (Existing Monopalm)**

- The existing structures on this property were built for a single carrier's equipment. Monopalms are generally not a co-locatable structure, as there would be no way to adequately screen the equipment of multiple carriers.
- The topography in the area is quite varied, in terms of elevation. This alternate site location sits approximately 100 feet lower than the elevation of the existing site. A loss of this much height, would negatively impact the coverage capabilities of the site and would likely result in the need for additional site(s) nearby to fill any newly created gaps in coverage.







## **Attachment G – Ownership Disclosure**





County of San Diego, Planning &amp; Development Services

# **APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS** **ZONING DIVISION**

Record ID(s) MUP-98-039W1Assessor's Parcel Number(s) 506-020-31-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Grossmont-Cuyamaca Community College District

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE: Section 1127 of The Zoning Ordinance defines Person as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

[Signature]  
Signature of Applicant

Dail Richard (on behalf of Crown Castle)

Print Name

4-11-18  
Date

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 04-16-18

**MUP98-039W1**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcounty.ca.gov/pds>

